



July 27, 2021

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Kristen M. Doulos
Director
Town of Southampton
Department of Parks and Recreation
6 Newtown 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 Ms. Doulos:

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 proposed project includes the development of 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.

Upon implementation of the proposed project, the subject property would be redeveloped with a residential use that would result in a permanent resident population at the property. Using residential demographic multipliers published by Rutgers University, Center for Urban Policy Research (CUPR), the proposed project would potentially generate 60 people (see Table 1, below).

Table 1 - Projected Total Population (Rutgers CUPR Multipliers)

Table with 4 columns: Type of Unit, Unit Count, Total Persons Multiplier, Total Persons Generation. Rows include Two-bedroom, Four-bedroom, and TOTAL.

Notes: (a)5+ Units-Own, 2 BR (All Values), (b)5+ Units-Own, 3 BR (All Values) it is noted that there are no multipliers for 4 bedroom units.

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

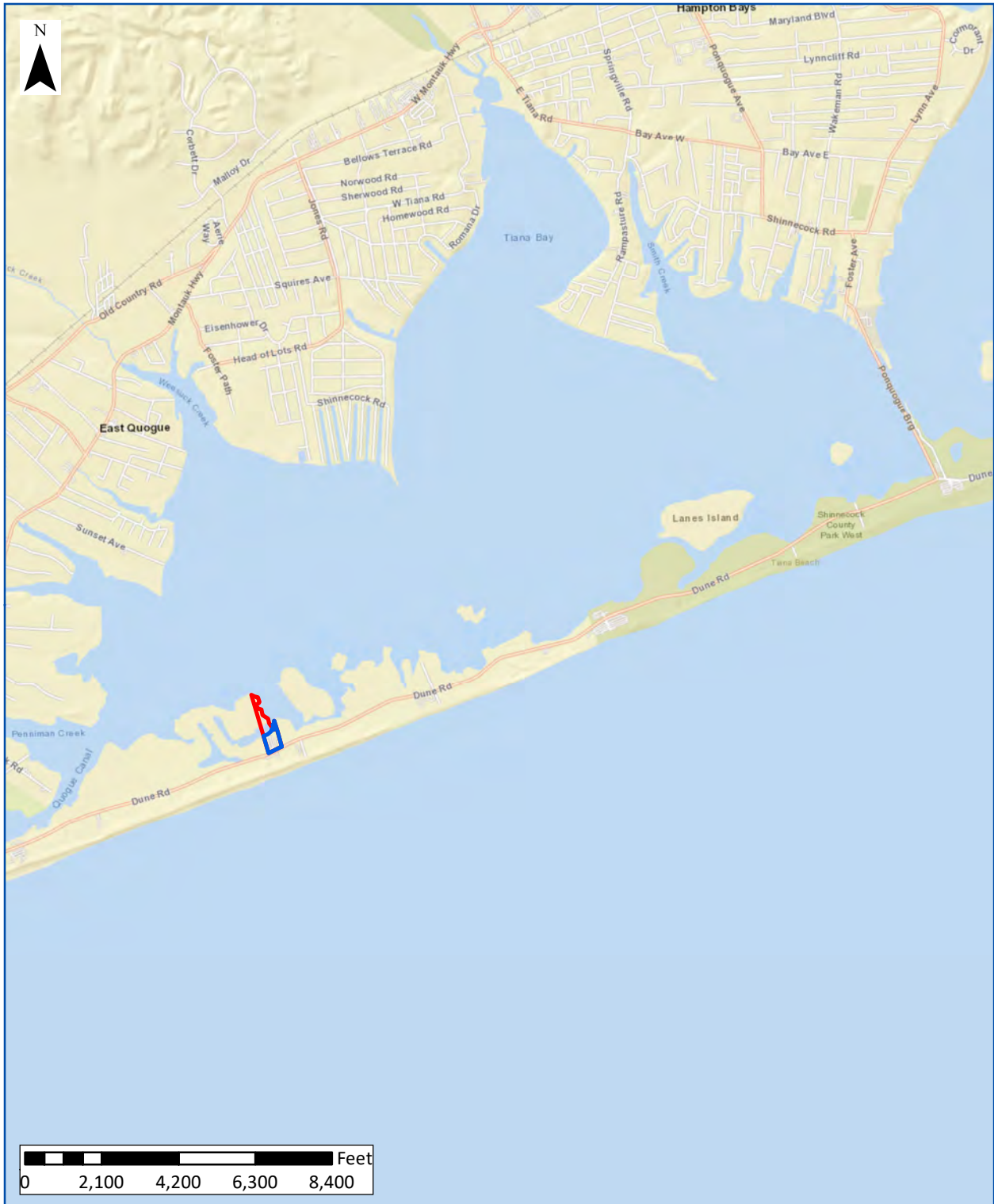


Planning Board has requested that the applicant consult with the Parks and Recreation Department and solicit any comments on the proposed development.

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)