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Via Email and First Class Mail

March 30, 2022

Ms. Lisa Goree, Sole Assessor
Town of Southampton - Assessor's Office
116 Hampton Road
Southampton, New York 11968

Re: Application of 94 Dune Road Holding Corp.

Address: 94 Dune Road, East Quogue
SCTM#: 0900-385.00-01.00-037.003

Dear Ms. Goree:

Our office represents 94 Dune Road Holding Corp. with respect to its request for variances to permit the conversion of an existing non-conforming use to another non-conforming use. In this instance, 94 Dune Road Holding Corp. is proposing to develop its property at 94 Dune Road, East Quogue, with a multi-family residential use, consisting of 25 units. The Application pending before the Zoning Board of Appeals has received a Positive Declaration and our client is in the process of addressing the Final Scope for the Draft Environmental Impact Statement, as established on December 17, 2020. One of the items requested by both the Town of Southampton Planning Board and the Town of Southampton Zoning Board of Appeals to be addressed involves your office, as follows:

In consultation with the Town Tax Assessor, a projection of the assessed valuation (estimated assessed valuation based upon construction, land acquisition and development costs, associated with the proposed project); and the projected taxes to be generated after the completion of the proposed project utilizing the appropriate approach "income approach" vs. "highest and best use" based on the components of the subject property as determined by the Town Tax Assessor.

Enclosed herewith please find a set of the plans that are currently before the Zoning Board of Appeals. Kindly review the proposed development plan and contact our office to discuss.

Very truly yours,

JOHN J. BENNETT

JJB/bl

Encl.

Cc: L. Hoffman

K. Gennaro-Oancea