

**Property Information - Zoning**

SITE: 94 DUNE ROAD HOLDING CORP  
 SCTM #: 900-385-1-37.3  
 PROJECT LOT AREA: 9.29 ± ACRES (405,081.6 SF)

**ZONE: RESIDENCE (R-80)**

	REQUIRED	PROPOSED
MIN. LOT SIZE	80,000 SQ. FT.	405,081.6 SQ. FT.
MIN. LOT WIDTH AT FRONTAGE	175'	406.68'
MAXIMUM BUILDING COVERAGE	10%	6.080%
MAXIMUM LOT COVERAGE	10%	10.00% (INC. POOL, DECK, AND PORCH)
MIN. FRONT YARD	80'	187.7'
MIN. SIDE YARD	30' (75' BOTH)	65.6' (75' ± BOTH)
MIN. REAR YARD	100'	453.6' (NEAREST REAR)
MAXIMUM HEIGHT	32'	1,370.7' (REAR POINT)
NUMBER OF STORIES	2 STORIES	2 STORY

AREA VARIANCE REQUIRED

**Parking Totals**

USE	REQUIRED
1-FAMILY AND 2-FAMILY DWELLING	2 PER DWELLING UNIT, PLUS 1 ADDITIONAL FOR EACH BEDROOM IN EXCESS OF 3 BEDROOMS (2 "1" = ASSUMING 3 BEDROOM (1"2) 4 REQUIRED
PROVIDED	3 - GARAGE 2 - DRIVEWAY/GUEST SITE PARKING STALLS
USE	PROVIDED
AUTOMOBILE	6
TOTAL PARKING ON SITE	6

**Legend**

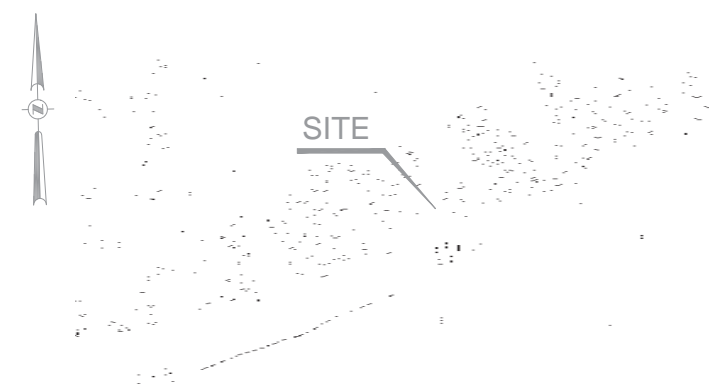
- BUILDING
- GRAVEL
- IMPERVIOUS - BUILDING ATTACHMENTS
- IMPERVIOUS - OTHER
- PERVIOUS
- POOL
- WETLANDS

RESIDENTIAL UNIT (112' X 80') - UNIT AREA (SF)

FIRST FLOOR	8,960
SECOND FLOOR	LESS THAN 6,040

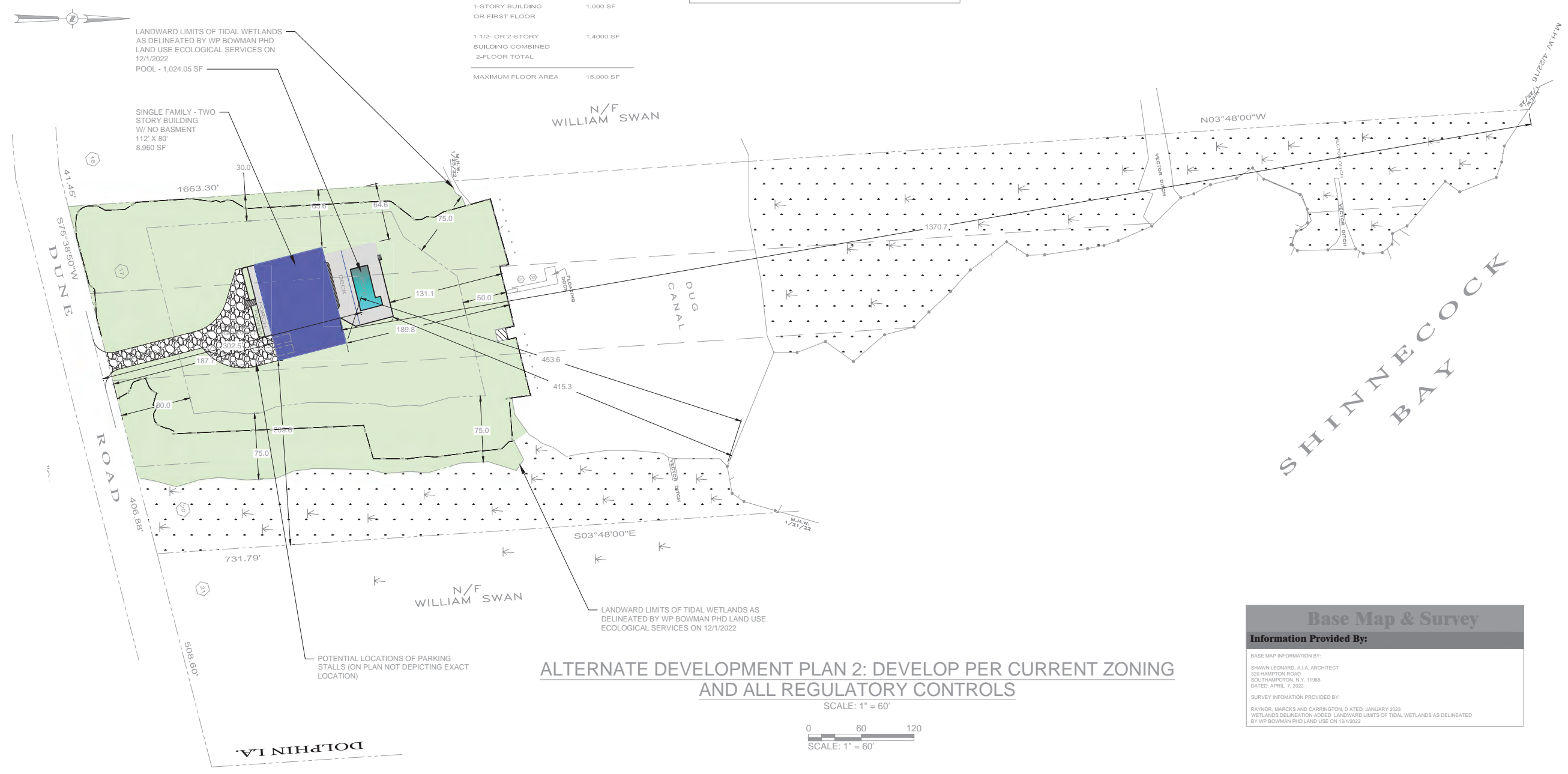
MINIMUM FLOOR AREA

1-STORY BUILDING OR FIRST FLOOR	1,000 SF
1 1/2- OR 2-STORY BUILDING COMBINED 2-FLOOR TOTAL	1,400 SF
MAXIMUM FLOOR AREA	15,000 SF



**LOCATION PLAN**

SCALE: 1" = 1,500'  
 0 1,500 3,000  
 SCALE: 1" = 1,500'



**ALTERNATE DEVELOPMENT PLAN 2: DEVELOP PER CURRENT ZONING AND ALL REGULATORY CONTROLS**

SCALE: 1" = 60'  
 0 60 120  
 SCALE: 1" = 60'

**Base Map & Survey**

**Information Provided By:**  
 BASE MAP INFORMATION BY:  
 SHAWN LEONARD, A.I.A. ARCHITECT  
 320 HAMPTON ROAD  
 SOUTHAMPTON, N.Y. 11968  
 DATED: APRIL 7, 2022  
 SURVEY INFORMATION PROVIDED BY:  
 RAYNOR, MARCOS AND CARRINGTON, DATED: JANUARY 2023  
 WETLANDS DELINEATION ADDED. LANDWARD LIMITS OF TIDAL WETLANDS AS DELINEATED BY WP BOWMAN PHD LAND USE ON 12/1/2022

**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

FOR TOWN OF SOUTHAMPTON REVIEW NOT FOR CONSTRUCTION

7		
6		
5		
4		
3		
2		
1		
0		

Number	REVISED PER DESIGN FEATURES	01/01/2024

Designed By: JJA Date Submitted: -  
 Drawn By: JJA Date Created: 7/14/2023  
 Approved By: PKB Scale: AS NOTED

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

Project:  
**SUNSET HARBOR CONDOMINIUM ALTERNATIVES**

Project Address:  
 94 DUNE ROAD  
 EAST QUOGUE, TOWN OF SOUTHAMPTON  
 SUFFOLK COUNTY, NEW YORK

County Tax Map Number: 900-385-01-37.3 Contract Number: DRH1701

**ALTERNATIVE 2**  
 DEVELOP PER CURRENT ZONING AND ALL REGULATORY CONTROLS

**ALT-2**

Sheet 3 of 5  
 Project Number: DRH1701

OFFICE LOCATION:  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968

**TOWN OF SOUTHAMPTON**  
**CONSOLIDATED REAL PROPERTY TAX BILL**  
DECEMBER 1, 2022 - NOVEMBER 30, 2023 - TAXES BECOME A LIEN DECEMBER 1, 2022

OFFICE HOURS & PHONE  
MON-FRI 8:30 AM TO 4:00  
PM

SUFFOLK COUNTY TAX MAP NUMBER					IF THE WORD "ARREARS" IS PRINTED HERE SEE COUNTY TREASURER'S NOTICE ON REVERSE SIDE	ITEM NUMBER	BILL NUMBER
SWIS CODE	SD CODE	SECTION	BLOCK	LOT SUFFIX		383473.00	2022 439241
473689	473617	385000	0002	015003			

PROPERTY DESCRIPTION			EXEMPTION DESCRIPTION	TAX RATE	TOTAL TAX VALUE	TOTAL TAX AMOUNT
Section	Block	Map Lot	Non Exempt	13.2819	5,135,000	68,202.56
93 Dune Rd		2.510a				

PROPERTY CODE	R S	PROPERTY TYPE	TOWN AFD	SCHOOL AFD	SCHOOL CODE	LAND ASSESSMENT	TOTAL ASSESSMENT
210W	1	One Family Res (Water)	11,714,223	1,209,000	164	4,385,600	5,135,000

John Catsimatidis  
800 Third Ave FL 5th  
New York NY 10022

TAX SERVICE CODE	TAX PAYER CODE	MORTGAGE NUMBER
OWNER AS OF PAYABLE STATUS DATE ON MARCH 1, 2022		
John Catsimatidis		

2021-2022 TAX PAYMENT INFORMATION					NOTICE OF ASSESSED VALUE			
Payment 1 st	49,606.34	12/31/2021	John Catsimatidis		ASSESSED VALUE			FULL VALUE
Payment 2 nd	49,606.34	5/24/2022	R.A. Real Estate Inc		5,135,000	WHICH IS 79% OF ITS:		6,500,000
Over Pay 2 nd	\$13,795.52	5/24/2022	R.A. Real Estate Inc					
Refund 2 nd	\$13,795.52	6/23/2022	R.A. Real Estate Inc					
LEVY DESCRIPTION	LEVY %	EXEMPTION CODE	TAXABLE VALUE	TAX RATE PER \$1000	RATE CHANGE FROM PRIOR YEAR	TAX AMOUNT	TOTAL TAX AMOUNT	
East Quogue School (16)	79.51		5,135,000	10.5611	0.05	54,231.26		
East Quogue Library	2.27		5,135,000	0.3019	0.00	1,550.26		
<b>TAX LEVIED</b>			<b>81.78 %</b>	<b>FOR SCHOOL</b>			<b>55,781.52</b>	
County (0% change from prior y	1.48		5,135,000	0.1961	0.07	1,006.97		
Suffolk Co Comm College	0.12		5,135,000	0.0161	0.00	82.67		
<b>TAX LEVIED</b>			<b>1.60 %</b>	<b>FOR COUNTY</b>			<b>1,089.64</b>	
Southampton Town - General	2.91		5,135,000	0.3861	0.01	1,982.62		
Highway	2.51		5,135,000	0.3334	0.00	1,712.01		
Police	4.00		5,135,000	0.5315	0.00	2,729.25		
Emergency Dispatch -E911	0.44		5,135,000	0.0584	0.00	299.88		
Part-Town Outside of Villages	0.50		5,135,000	0.0661	0.01-	339.42		
Out of County Tuition	0.04		5,135,000	0.0053	0.00	27.22		
<b>TAX LEVIED</b>			<b>10.40 %</b>	<b>FOR TOWN</b>			<b>7,090.40</b>	
New York State Real Property T	0.26		5,135,000	0.0351	0.01-	180.24		
New York State MTA Tax	0.04		5,135,000	0.0056	0.00	28.76		
East Quogue Fire District	5.91		5,135,000	0.7852	0.01	4,032.00		
Tiana Coastal Erosion District			5,135,000		100.00-	0.00		
<b>TAX LEVIED</b>			<b>6.21 %</b>	<b>FOR OTHER</b>			<b>4,241.00</b>	

<b>FIRST HALF TAX</b>	<b>\$34,101.28</b>	<b>SECOND HALF TAX</b>	<b>\$34,101.28</b>	<b>TOTAL TAX LEVY</b>	<b>68,202.56</b>
DUE DEC.1,2022 PAYABLE WITHOUT PENALTY TO JAN.10,2023.		DUE DEC.1,2022 PAYABLE WITHOUT PENALTY TO MAY 31,2023.		THIS TAX MAY BE PAID IN ONE OR TWO INSTALLMENTS	

First Half 34,101.28 PAID  
Receipt No ro 00001993  
1/10/2023 R.A. Real Estate Inc

COPY

Second Half 34,101.28 PAID  
Receipt No ro 00007027  
5/31/2023 R.A. Real Estate Inc

[Back to Property Information](#)