



**ADOPTED**

**PLANNING BOARD RESOLUTION (ID # 49737)**

DOC ID: 49737

## **94 Dune Road Holdings Corp - Deem DEIS Adequate for Public Review and Schedule Public Hearing**

**WHEREAS**, on July 15, 2020, the Southampton Town Planning Board received a SEQRA Lead Agency Coordination request from the Southampton Town Zoning Board of Appeals for the Zoning Board of Appeals application of 94 Dune Road Holding Corp for a proposed change from one non-conforming use (restaurant/bar and marina) to another (25 condominium units) on an 8.61-acre property, situated in the R-80 Zoning District and located at 94 Dune Road in East Quogue, SCTM# 900-385-1-37.3; and

**WHEREAS**, The project meets the criteria for classification as a Type I Action, pursuant to Article 8 (State Environmental Quality Review Act, SEQRA) of the New York State Environmental Conservation Law; and

**WHEREAS**, by resolution dated September 10, 2020, the Southampton Town Planning Board established itself as Lead Agency; and

**WHEREAS**, on September 24, 2020, the Planning Board found the application for 94 Dune Road Owner, LLC for a change in non-conforming use from a restaurant/bar and marina to a 25 condominium unit development on a 8.61±-acre property that consists of 3.3± acres of upland area, 3.9± acres of wetland area, and 1.4± acres of surface water area, may result in significant adverse environmental impacts and adopted a POSITIVE DECLARATION pursuant to 6 NYCRR Part 617 (State Environmental Quality Review Act); and

**WHEREAS**, by resolution dated December 17, 2020 the Planning Board adopted the final scope for the Draft Environmental Impact Statement for 94 Dune Road Owner, LLC; and

**WHEREAS**, on September 17, 2024, the Planning Board received a Draft Environmental Impact Statement (DEIS) associated with the Site Plan of 94 Dune Road Owner, LLC for which there is a pending Zoning Board of Appeals Application for a change in non-conforming use from a restaurant/bar and marina to a 25 condominium unit development; and

**WHEREAS**, the Draft Environmental Impact Statement (DEIS) was prepared by PW Grosser Consulting, Inc. *et al.* dated September 2024; and

**WHEREAS**, Planning Staff prepared a DRAFT DEIS Memorandum on the adequacy of the DEIS, which was reviewed by the Planning Board at their meeting on January 23, 2025; and

**WHEREAS**, the Planning Board further reviewed the DRAFT DEIS Memorandum at their meeting on February 13, 2025 and found a number of deficiencies as outlined in said memorandum and deemed the DEIS inadequate for public review; and

**WHEREAS**, on March 26, 2025, the Planning Board received a revised Draft Environmental Impact dated September 2024 and revised March 2025; and

**WHEREAS**, the Planning Staff prepared an updated DEIS Memorandum dated May 7, 2025, which was reviewed by the Planning Board on May 8, 2025; and

**WHEREAS**, based on the DEIS Memorandum dated May 7, 2025, Planning Board finds the DEIS dated September 2024 and revised March 2025 is adequate for public review; now, therefore

**BE IT RESOLVED**, the Southampton Town Planning Board finds the Draft Environmental Impact Statement (DEIS) for 94 Dune Road Owner, LLC is complete with respect to scope and adequacy for the purpose of commencing public review and a public hearing on the Draft EIS is hereby scheduled for **July 10, 2025**; and

**BE IT FURTHER RESOLVED**, that a NOTICE OF COMPLETION OF A DRAFT EIS and NOTICE OF SEQR HEARING for the Draft EIS and the Site Plan for 94 Dune Road Owner, LLC, shall be prepared and filed with the requisite agencies, and shall appear in the Southampton Press issue on **June 26, 2025**; and

**BE IT FURTHER RESOLVED**, the Planning Board hereby directs the applicant to submit nineteen (19) copies of the DEIS prepared as required above, to the Planning Office for the purpose of circulating this document to involved agencies and parties of interest; and

**BE IT FURTHER RESOLVED**, the Planning Board hereby directs the Planning Staff to circulate the DEIS document to all involved agencies and recorded parties of interest, and to make this document available at the Department of Land Management Planning Board office, the Town Clerk's office, the Town of Southampton Official website and three (3) local libraries to include Quogue Library, Westhampton Free Library and Hampton Bays Public Library.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dennis Finnerty, Vice Chair
<b>SECONDER:</b>	Glorian Berk, Secretary
<b>AYES:</b>	Glazer, Lofaro, Finnerty, Berk, Neely, Fullam
<b>ABSENT:</b>	Thackoor George Mootoo

To: John Bennett