

SUBJECT PROPERTY



Photograph No. 1 – Representative view of existing site access from Dune Road, facing north. (Photograph taken August 5, 2021)



Photograph No. 2 – View of surface parking lot southwest of existing restaurant/bar, facing north from site access on Dune Road. Existing overhead utility wires present in eastern portion of photograph and existing Town-owned open space present in western portion of photograph. (Photograph taken August 5, 2021)



Photograph No. 3 – View of surface parking lot southwest of existing restaurant/bar, facing west from entrance to subject property from Dune Road. Existing Town-owned open space visible further west. (Photograph taken August 5, 2021)



Photograph No. 4 – View of surface parking lot southwest of existing restaurant/bar, facing northeast. Existing restaurant/bar structures (shown at red arrow) and existing overhead utility wires present with vegetative screening in eastern portion of photograph. Existing Town-owned open space visible in western portion of photograph. (Photograph taken August 5, 2021)



Photograph No. 5 – View of surface parking lot southwest of existing restaurant/bar, facing southeast. Existing multifamily development and single-family residential uses visible further south and east. (Photograph taken August 5, 2021)



Photograph No. 6 – View of surface parking lot looking towards the existing restaurant/bar and associated awning, tent, deck, storage containers, and food truck area with dining, kayak and paddleboat rental entrance in the northern portion of the subject property, facing east. (Photograph taken August 5, 2021)



Photograph No. 7 – View of surface parking lot west of existing restaurant/bar, facing southwest. Existing multifamily development and single-family residential uses visible further south and west as well as Town-owned open space located west of the subject property. (Photograph taken August 5, 2021)



Photograph No. 8 – View of surface parking lot southwest of existing restaurant/bar, facing west. Existing Town-owned open space is visible further west. (Photograph taken August 5, 2021)



Photograph No. 9 – View of tennis courts converted to surface parking south of existing restaurant/bar, facing northeast from entrance to subject property from Dune Road. Existing restaurant/bar visible to the north (shown at red arrow) and fence at eastern property boundary at the Town-owned open space and existing vegetation. (Photograph taken August 5, 2021)



Photograph No. 10 – View of former tennis courts converted to surface parking south of existing restaurant/bar, facing south. Existing multifamily development and single-family residential uses visible further south. (Photograph taken August 5, 2021)



Photograph No. 11 – View from floating marina dock of existing bulkhead with restaurant/bar and associated awning, tent, and deck beyond, facing southeast. (Photograph taken October 1, 2020)



Photograph No. 12 – View of eating area and walkway along bulkhead with access to floating dock, facing west. (Photograph taken August 5, 2021)



Photograph No. 13 – View of floating dock at bulkhead used for kayak and paddleboard rental company at subject property, facing southwest. (Photograph taken August 5, 2021)



Photograph No. 14 – View of floating dock, facing northeast. (Photograph taken August 5, 2021)



Photograph No. 15 – View of subject property north of the existing restaurant/bar operations across the previously dug canal connecting the existing marina to Shinnecock Bay, facing north. (Photograph taken August 5, 2021)

SURROUNDING AREA - North of Subject Property



Photograph No. 16 – Representative view north of subject property, facing north across Shinnecock Bay. (Photograph taken August 5, 2021)



Photograph No. 17 – Representative view of existing restaurant/bar (shown at red arrow) from southern terminus of Sunset Avenue, located approximately one mile north of subject property across Shinnecock Bay, facing southeast across Shinnecock Bay. (Photograph taken August 5, 2021)

SURROUNDING AREA - South of Subject Property



Photograph No. 18 – Representative view of Round Dunes (multifamily land use) located immediately south of the site driveway to the subject property, facing south. (Photograph taken October 1, 2020)



Photograph No. 19 – Representative view of Round Dunes and single-family residential uses, facing southwest. (Photograph taken August 5, 2021)



Photograph No. 20 – Representative view of beach south of subject property at Atlantic Ocean, facing west. Single-family residential uses along Dune Road visible as well as Round Dune visible in eastern portion of photograph (red arrow). (Photograph taken August 5, 2021)



Photograph No. 21 – Representative view of beach south of subject property at Atlantic Ocean with single-family residential uses along Dune Road visible, facing east. (Photograph taken August 5, 2021)



Photograph No. 22 – Representative view of single-family residential uses and existing screening vegetation on south side of Dune Road east of subject property, facing east. (Photograph taken August 5, 2021)



Photograph No. 23 – Representative view from northern terminus of Dolphin Lane towards Town of Southampton permit parking area for beach access, facing south.



Photograph No. 24 – Representative view of Atlantic Ocean beach access from parking lot north of Dune Road on Dolphin Lane public access point for Town of Southampton residents, facing south. (Photograph taken August 5, 2021)

SURROUNDING AREA - East of Subject Property



Photograph No. 25 – Representative view of Town-owned open space east of subject property from existing bulkhead, facing east. (Photograph taken August 5, 2021)



Photograph No. 26 – Representative view of Dune Road Corridor on north and south side of Dune Road, facing west towards the subject property. Single-family residential uses visible on south side of Dune Road and Town-owned open space visible on north side of Dune Road. (Photograph taken August 5, 2021)

SURROUNDING AREA - West of Subject Property



Photograph No. 27 – Representative view of Town-owned open space west of subject property from northwest corner, facing northwest. (Photograph taken August 5, 2021)



Photograph No. 28 – Representative views of Dune Road corridor and single-family residential uses west of subject property on south side of Dune Road, facing southwest. (Photograph taken August 5, 2021)



Photograph No. 29– Representative view of Dune Road corridor and Town-owned open space west of subject property, facing northwest. (Photograph take August 5, 2021)



Photograph No. 30 - Representative view of Dune Road corridor with single-family residential units on south side of Dune Road west of subject property and Town-owned open space west of the subject property on north side of Dune Road, facing west. (Photograph taken August 5, 2021)