



July 27, 2021

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Allyn Jackson
Chairman of District
East Quogue Fire District
465 Montauk Highway
PO Box 860
East Quogue, New York 11942

**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 Chairman Jackson:

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).

As indicated on the enclosed site plan, the proposed development includes 25, two-story, condominiums with associated amenities inclusive of an outdoor swimming pool and walking paths to the existing floating docks and docking facilities. The existing restaurant would be demolished (see enclosed Demolition Site Plan).

The proposed condominiums would reach a top height of 32 feet located towards the western and eastern portions of the subject property. Currently, there are no existing fire hydrants located on the subject property. The nearest existing fire hydrant is on the south side of Dune Road to the southwest of the subject property. Upon implementation of the proposed action, one new fire hydrant would be installed on the west side of the internal driveway to the south of the condominium buildings. Access would be provided via modifications to the existing curb cut on Dune Road.

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 fire protection service provider for the proposed development. As such, PWGC has identified the proposed development as being located within the service area of the East Quogue Fire Department, and is hereby requesting the following information:



1. Number of households and non-residential sites within the service area of the Fire Department.
2. Number of active fire personnel in the East Quogue Fire Department.
3. Total number of annual fire and rescue calls responded to in 2020 (or the most recent year available) and number of calls to date for 2021.
4. The location of the nearest fire station and estimated response time to the subject property.
5. Any other pertinent information that you believe to be relevant to the environmental review, including the Fire Department's ability to serve the proposed project.

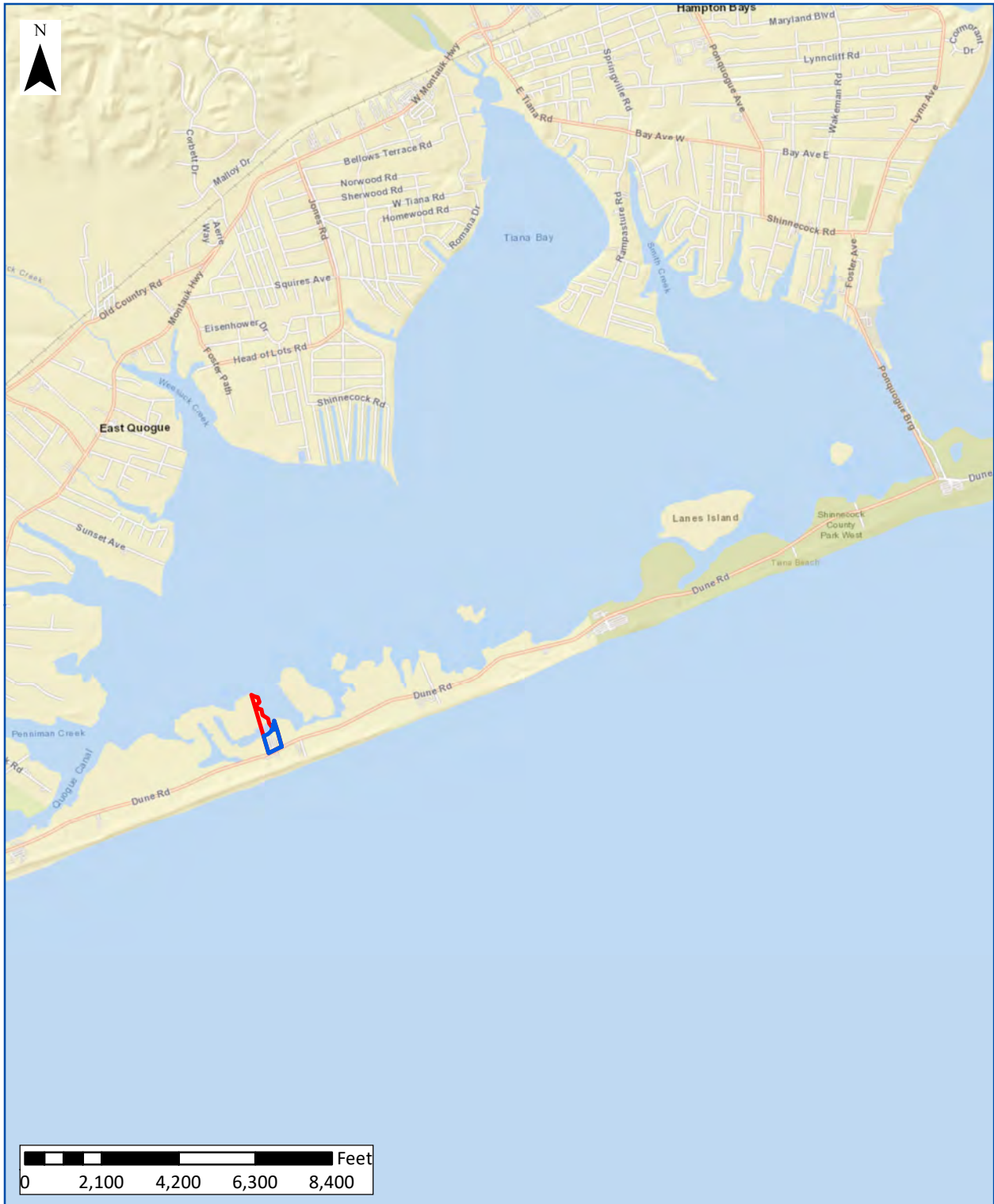
Additionally, the Town Planning Board has requested that the applicant consult with the with the emergency service/ambulance provider for the proposed development. The East Quogue Fire Department provides ambulance services in addition to fire protection services. As such, PWGC is hereby requesting the following information:

1. Number of active volunteer EMS members in the East Quogue Fire Department
2. Total number of annual ambulance calls responded to in 2020 (or the most recent year available).
3. Hospitals to which residents of the proposed project would be transported.
4. The estimated response time to the subject property.
5. Any other pertinent information that you believe to be relevant to the environmental review, including the East Quogue Fire Department's ability to serve the proposed project.

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)

Project, Site and Zoning Data

Property Data	
OWNER	94 DUNE ROAD HOLDING CORP.
TAX LOT NUMBER	District: 900 Section: 305 Block: 1 Lot(s): 37.3
TOTAL PROPERTY AREA:	375,203 SF (8.61 ACRES)
PROPOSED USE:	DOCKERS COMMUNITY CONDOMINIUMS
EXISTING USE:	MARINA RESTAURANT
WATER DISTRICT:	HAMPTON BAYS WATER DISTRICT
ELECTRIC PROVIDER:	PSE&G
FIRE DISTRICT:	EAST QUOGUE FIRE DISTRICT

Zoning Data			
	REQUIRED R-80	REQUIRED MF-44	PROPOSED UNDER MF-44
RESIDENCE: R-80		RESIDENCE: MF-44	RESIDENCE: MF-44
MIN. SQUARE FEET:	80,000	44,000	400,252
MAX. LOT COVERAGE:	10%	20%	7.86%
LOT WIDTH:	175' MIN	200' MIN	408.88'
MAX HEIGHT:	2 STORIES / 32'	2 STORIES / 32'	2 STORIES / 32'
FRONT YARD SETBACK:	80'	50'	50'
SIDE YARD 1:	30'	50'	30'
BOTH SIDE YARDS:	75'	100'	175.8'
REAR YARD:	100'	100'	1,228.0'-4"

NYSDEC ADJACENT AREA			
ADJACENT AREA: 149,361 SF	REQUIRED	EXISTING	PROPOSED
300' WETLANDS OFFSET			
MAX. LOT IMPERVIOUS COVERAGE: 20% MAXIMUM		24.67%	23.22%
INCLUDES:			
BLOCK WALK		0.73% (1,093 SF)	-
DECK		1.92% (2,868 SF)	1.51% (2,263 SF)
PAVED AREA		0.71% (1,062 SF)	-
POOL		-	0.47% (700 SF)
ROOFS OF BUILDING/STRUCTURES		3.44% (5,138 SF)	21.24% (31,724 SF)
TENNIS COURT		17.86% (26,689 SF)	-

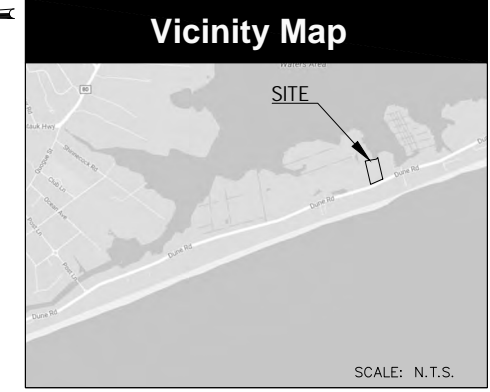
THE ENTIRE UPLAND AREA IS WITHIN THE NYSDEC 300' ADJACENT AREA

Parking Calculations

PARKING REQUIRED:	(11) 4-BEDROOM UNITS ("B" UNITS) @ 2.5 STALLS/UNIT = 28 PARKING STALLS (14) 2-BEDROOM UNITS ("A" UNITS) @ 2 STALLS/UNIT = 28 PARKING STALLS
TOTAL PARKING REQUIRED =	56 PARKING STALLS
PARKING PROVIDED:	(50) - GROUND LEVEL GARAGE PARKING STALLS (8) DRIVEWAY/GUEST SITE PARKING STALLS
TOTAL PARKING PROVIDED =	58 PARKING STALLS

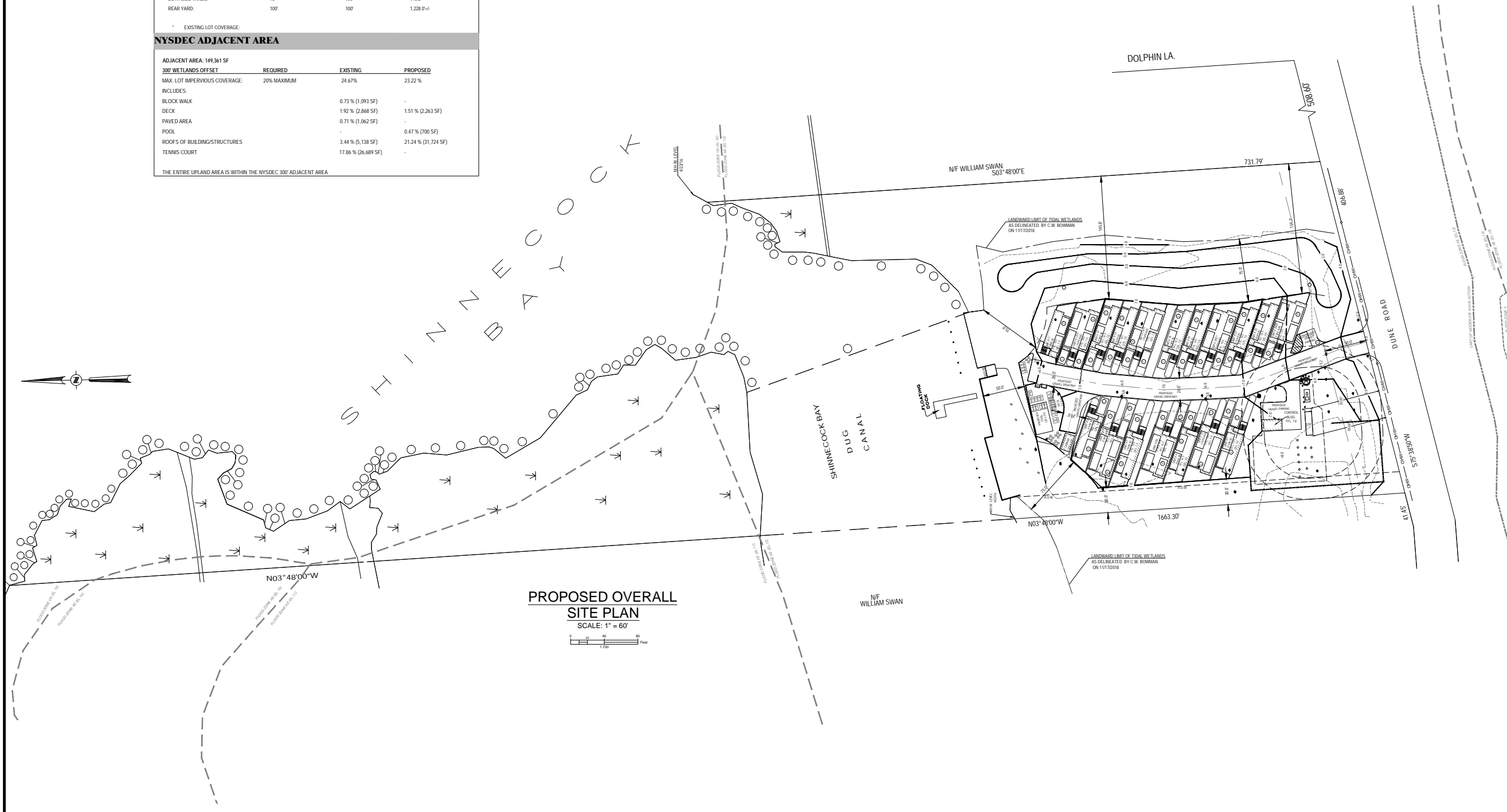
Survey Information

SURVEY BASE MAP INFORMATION FROM:
 RAYNOR, MARCKS, & CARRINGTON SURVEYING
 QUOGUE, NY
 DATED: 08/15/2007



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



7		
6		
5		
4		
3		
2		
1	REVISED GRASS AREAS AND PATH	03/23/2020

SP	
SP	11/08/18
BAG	AS NOTED

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

SITE PLAN

94 DUNE ROAD
 EAST QUOGUE, TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NY

900-385-01-37.3 DRH
 SH-XXXX

OVERALL SITE PLAN

C-002
 3 OF 12

BOARD OF FIRE COMMISSIONERS

EAST QUOGUE FIRE DISTRICT

465 MONTAUK HWY.

P.O. BOX 860

EAST QUOGUE, N.Y. 11942

PHONE: 631-653-5101

FAX: 631-653-5133



August 23, 2021

Ms. Katelyn Kaim
Senior Environmental Planner
PWGC
630 Johnson Avenue, Suite 7
Bohemia, New York 11716

Re: 94 Dune Road

Dear Ms. Kaim:

With reference to page 2 of your letter addressed to Chairman Allyn Jackson, the following is the information you requested:

Fire Department

1. Please contact the Town of Southampton Tax Assessor for the information regarding households and non-residential information.
2. Active Fire Personnel - 62
3. 2020 Fire/Rescue Calls - 524
2021 Year-to-Date Fire/Rescue Calls - 388
4. Main Firehouse - Distance 4 Miles Estimated Response Time 5 Minutes
5. Fire District requests clear access both outside and inside all of the buildings, as well as mechanical equipment for access to living areas above the first floor.

Ambulance Response

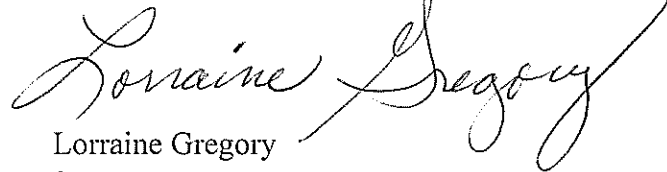
1. Volunteer EMS Members - 15
2. 2020 Ambulance Calls - 337

3. Hospitals - Peconic Bay and Southampton
4. Estimated Response Time - 3-5 Minutes
5. Fire District requests clear access both outside and inside all of the buildings, as well as mechanical equipment for access to living areas above the first floor.

Please contact the undersigned if there is any further information that you may need.

Yours truly,

BOARD OF FIRE COMMISSIONERS

A handwritten signature in cursive script that reads "Lorraine Gregory". The signature is written in black ink and is positioned to the right of the printed name.

Lorraine Gregory
Secretary