

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: MF-44 MULTIFAMILY RESIDENCE

	REQUIRED	PROPOSED
MIN. LOT SIZE	44,000 SQ. FT.	405,081.6 SQ. FT.
MIN. LOT WIDTH AT FRONTAGE	200'	406.88'
MAXIMUM BUILDING COVERAGE	20%	12.99%
MAXIMUM LOT COVERAGE	20%	19.47% (INC. DECKS AND POOL)
MIN. FRONT YARD	50'	57.2'
MIN. SIDE YARD	50' (100' BOTH)	35.1' (101.5' BOTH)
MIN. REAR YARD	50'	345.6' (NEAREST REAR)
MAXIMUM HEIGHT	32'	1,260.2' (REAR POINT)
NUMBER OF STORIES	2 STORIES	2 STORY

* AREA VARIANCE REQUIRED- ONE NON-CONFORMING USE TO ANOTHER NON-CONFORMING USE R-80 TO MF-44

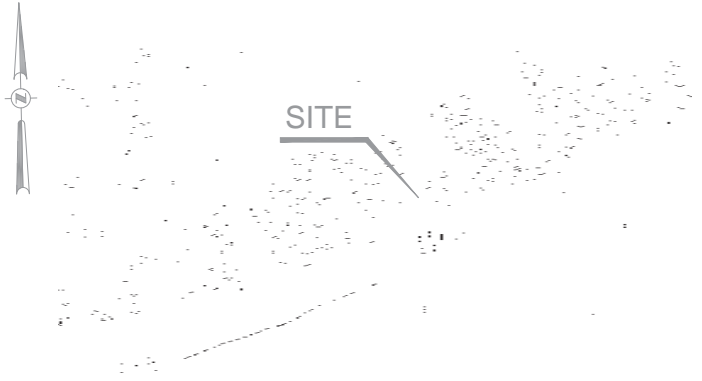
Parking Totals

USE	REQUIRED
MULTIPLE DWELLING	2 PER 2-BEDROOM UNIT 2.5 PER UNIT WITH 3 BEDROOMS OR MORE (8) 3-BEDROOM UNITS ('B' UNITS) @ 2.5 STALLS/UNIT = 20 (12) 2-BEDROOM UNITS ('A' UNITS) @ 2 STALLS/UNIT = 24 44 REQUIRED
PROVIDED	40 - GROUND LEVEL GARAGE PARKING STALLS 24 - DRIVEWAY/GUEST SITE PARKING STALLS

USE	PROVIDED
AUTOMOBILE	64
TRUCK	0
TOTAL PARKING ON SITE	64

Legend

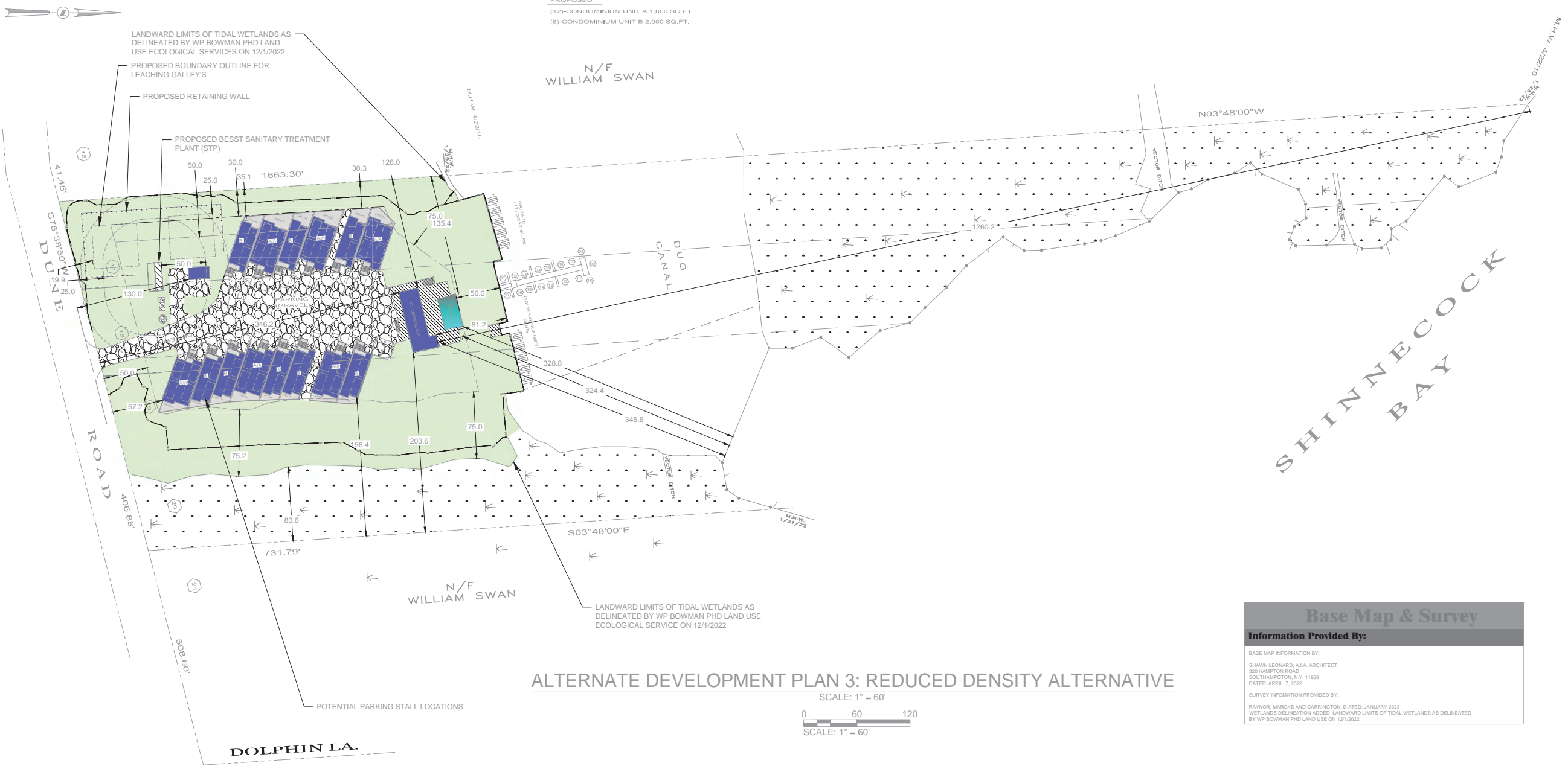
- BUILDING
- GRAVEL
- IMPERVIOUS - BUILDING ATTACHMENTS
- IMPERVIOUS - OTHER
- PERVIOUS
- POOL
- WETLANDS



LOCATION PLAN

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

PROPOSED
 (12)-CONDOMINIUM UNIT A 1,600 SQ.FT.
 (8)-CONDOMINIUM UNIT B 2,000 SQ.FT.



ALTERNATE DEVELOPMENT PLAN 3: REDUCED DENSITY ALTERNATIVE

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

Base Map & Survey

Information Provided By:
 BASE MAP INFORMATION BY:
 SHAWN LEONARD, A.L.A. ARCHITECT
 320 HAMPTON ROAD
 SOUTHAMPTON, N.Y. 11968
 DATED: APRIL 7, 2022
 SURVEY INFORMATION PROVIDED BY:
 RAYNOR, MARCKS AND CARRINGTON, D. 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@PWGGROSSER.COM

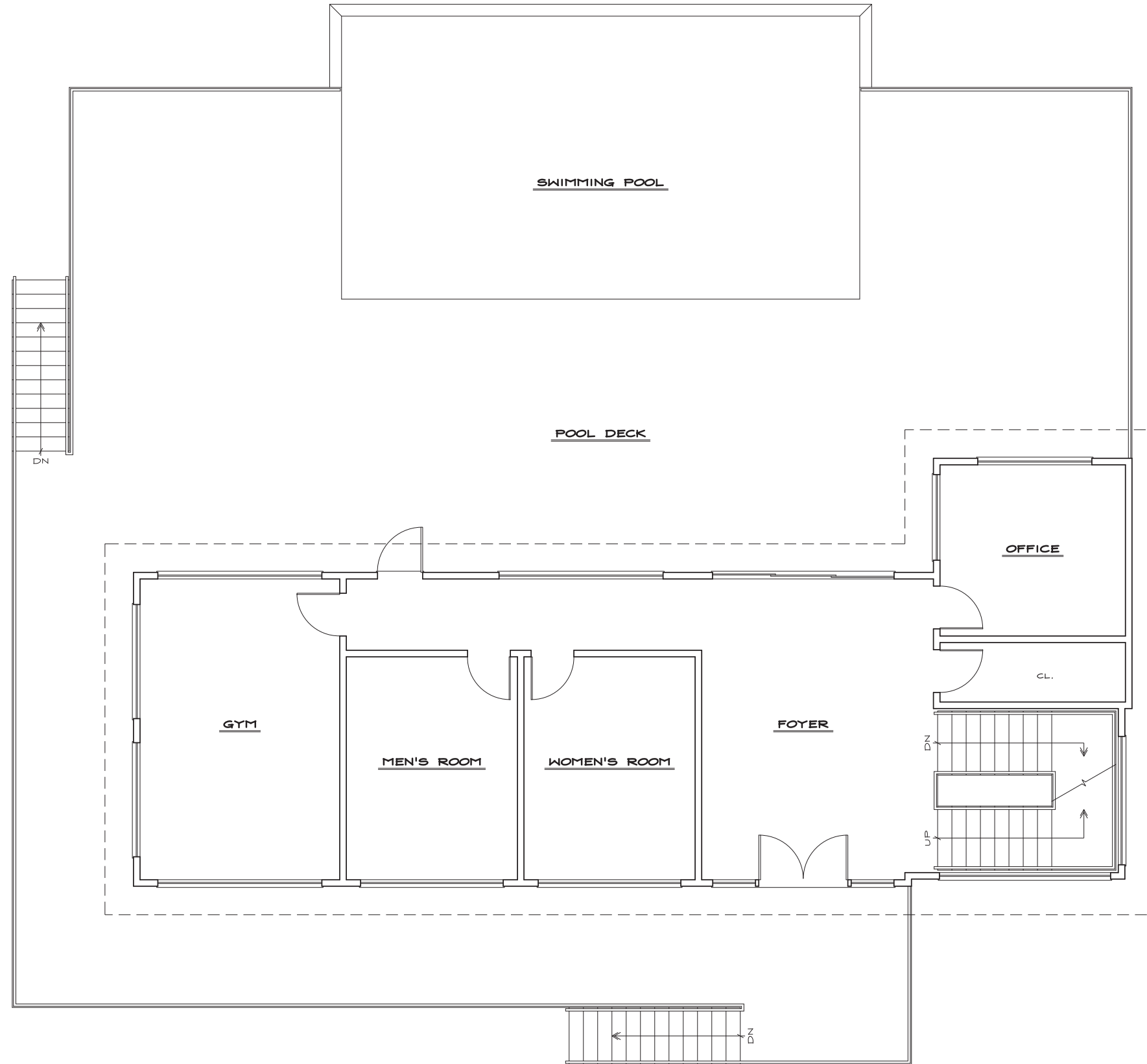
CONSULTANTS
 FOR
 TOWN OF
 SOUTHAMPTON
 REVIEW
 NOT FOR
 CONSTRUCTION

7		
6		
5		
4		
3		
2		
1		
0		
REVISED PER DESIGN FEATURES	01/01/2024	Revised Date
Number		
Designed By	JAA	Date Submitted
Drawn By	JJA	Date Created
Approved By	PKB	Scale
		AS NOTED

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 3
 REDUCED DENSITY
 ALTERNATIVE**

ALT-3
 4 of 5
 DRH1701



CLUBHOUSE FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



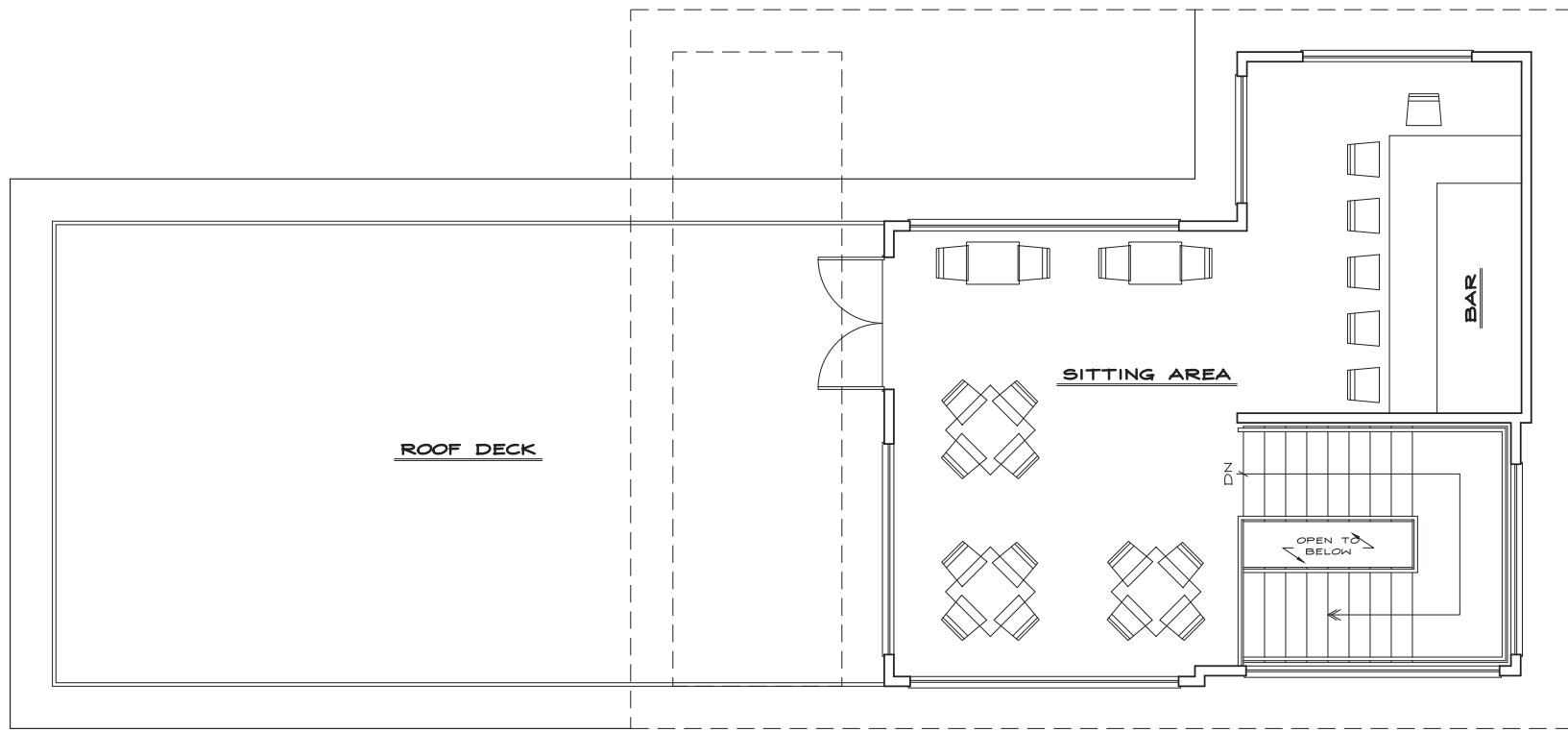
SHAWN F. LEONARD
 ARCHITECT
 320 HAMPTON ROAD, SOUTHAMPTON, NEW YORK 11968
 (631) 287-5557 Fax (631) 287-5558

PROPOSED CLUBHOUSE FOR
94 DUNE ROAD
 EAST QUOGUE, NEW YORK

No.	Date	Title

REVISIONS:
 Drawn By: GMB
 Date: 3/16/2022
 Drawing No.:

A2
 FILE: DRAWER:



CLUBHOUSE SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



S H A W N F. L E O N A R D
A R C H I T E C T
 320 HAMPTON ROAD, SOUTHAMPTON, NEW YORK 11968
 (631) 287-5557 Fax (631) 287-5558

PROPOSED CLUBHOUSE FOR
94 DUNE ROAD
 EAST QUOGUE, NEW YORK

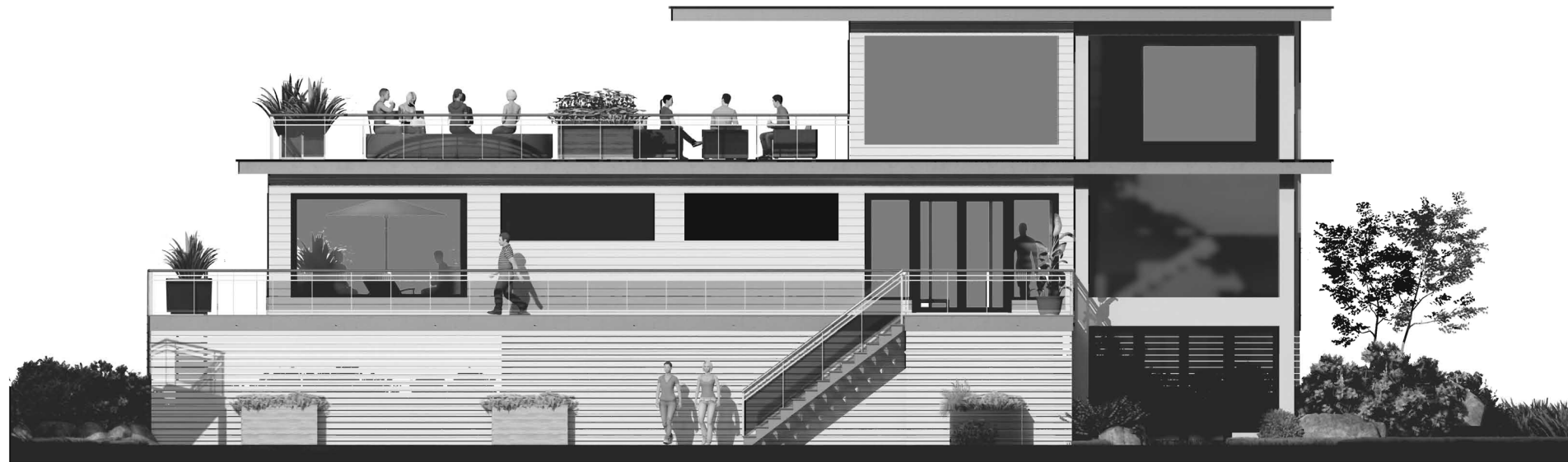
No.	Date	Title

REVISIONS:

Drawn By:
 GMB
 Date:
 3/16/2022
 Drawing No.:

A3

FILE:
 DRAWER:



CLUBHOUSE - FRONT ELEVATION

SCALE: N.T.S.



CLUBHOUSE - BACK ELEVATION

SCALE: N.T.S.



S H A W N F. L E O N A R D
A R C H I T E C T
 320 HAMPTON ROAD, SOUTHAMPTON, NEW YORK 11968
 (631) 287-5557 Fax (631) 287-5558

PROPOSED CLUBHOUSE FOR:

94 DUNE ROAD

NEW YORK

EAST QUOGUE,

No.	Date	Title

REVISIONS:
 Drawn By: GMB
 Date: 3/16/2022
 Drawing No.:

FILED DRAWER:
R2



Rendering 1

*20 Units Plan
View from 95 Dune Rd
Looking Center*



Rendering 2

*20 Units Plan
View from 95 Dune Rd
Looking Left*



Rendering 3

*20 Units Plan
View from 95 Dune Rd
Looking Right*



Rendering 4

*20 Units Plan
View from 101 Dune Rd
West building looking Center*



Rendering 5

*20 Units Plan
View from 101 Dune Rd
West building looking Left*



Rendering 6

20 Units Plan
View from 101 Dune Rd
West building looking Right



Rendering 7

20 Units Plan
View from 101 Dune Rd
East building looking Center



Rendering 8

*20 Units Plan
View from 101 Dune Rd
East building looking Left*



Rendering 9

20 Units Plan
View from 101 Dune Rd
East building looking Right



Rendering 10

*20 Units Plan
View from Shinnecock Bay*



Rendering 11

*20 Units Plan
View from Dune Rd*