

To: The Southampton Planning Board Town of Southampton 116 Hampton Road Southampton, NY 11968

**RE: Opposition to Hampton Ship Yard Marina and Restaurant 3, 5, & 7 Carter Lane and 415 Montauk Highway, East Quogue SCTM# 900-342-1-19.1, 16.1, 15, and 14.1**

Dear Members of the Town of Southampton Planning Board,

As a resident of East Quogue, I am writing to formally voice my strong opposition to the proposed Hampton Ship Yard Marina and Restaurant development. After reviewing the plan documents and hearing the developer's presentation, it is clear that this project is entirely out of step with the character and safety of our community.

We, the residents who live and raise our families here, have identified the following critical issues that make this development unacceptable:

**Inappropriate Scale and Traffic Impact**

The general size of this project and the resulting influx of traffic is inappropriate for the residential neighborhood on **Carter Lane**. Permitting commercial development on this scale directly adjacent to private homes will have an immediate negative impact on our property values and quality of life. Furthermore, the plan for a **93-car parking lot** will funnel massive amounts of traffic through the already hazardous intersection of **Montauk Highway and Carter Lane**, creating a severe safety risk on our town's main thoroughfare.

**Environmental Degradation of Weesuck Creek**

The proposed development would greatly expand boat traffic in **Weesuck Creek**. This intensification increases fuel discharge and noise pollution, posing an immediate danger to the water quality and the many waterfowl that call this creek home. We cannot risk the health of our local waterways for a high-density commercial venture.

**Excessive and Constant Noise Pollution**

The intensity of this proposed development means that noise will be nearly constant, day and night, originating from multiple sources:

- **Industrial Boat Storage:** The "rack and roll" high-density storage system will involve moving dozens of boats inside an aluminum building. The resulting mechanical noise will be extremely loud and heard from several streets away.
- **Pickleball Courts:** Placing courts inside a metal building will create significant reverberation, generating additional excessive noise.
- **Restaurant Activity:** Typical restaurant operations—including outdoor seating, music, and the sound of cars entering and exiting gravel driveways—will disrupt the peace of our neighborhood late into the night.

The Southampton Planning Board has a responsibility to protect the residents and the residential integrity of East Quogue. This project prioritizes commercial density over public safety and environmental health.

I strongly urge the Board to reject this application in its current form to prevent the permanent degradation of our community.

Sincerely,

Name - Contact (Address, Email, Phone)