



September 18, 2006

Marco Marzocchi
The Widewaters Group
5786 Widewaters Parkway
DeWitt, N.Y. 13214

RE: Morris Associates Response Letter

Dear Marco:

We have received Morris Associates' comment letter dated July 24, 2006 and offer the following responses:

Comment 1: No response required.

Comment 2: The noise impact investigation has been conducted in accordance to the NYS DEC guidelines. The results will be submitted to the Town of Greenport Planning Board together with the visual impact study, under a separate cover before the Planning Board meeting.

Comment 3: See Response 2.

Comment 4: The project site work will not be phased, and each building will be built as each specific tenant is identified.

Comment 5: The report of Subsurface Investigation and Preliminary Geotechnical Engineering prepared by John P. Stopen Engineering Partnership discusses ground water on page 3 in the "Local Soils and Seismicity" chapter. The following are their findings: "Groundwater and the underlying shale or slate bedrock are expected to be more than 5 ft below grade, but localized areas of higher perched water may be encountered". A copy of this report will be provided under a separate cover.

Comment 6: The EAF has been updated to illustrate the building dimensions. Attached is the updated copy.

Comment 7: We are currently evaluating this alternative driveway location. We will be prepared to discuss this item with the Planning Board at the next meeting.

Comment 8: A Subdivision has been prepared and is included in the latest set of drawings submitted to the Town Planning Board.

Comment 9: The current set of drawings complies with the Town requirements.

Comment 10: We will send a set of the site plans to the DOT, however, we are currently working with the DOT to determine the exact extent of improvements required along Route 9, and will prepare a set of highway drawings once it is determined.

518.458.8500

www.bergmannpc.com

1 Computer Drive South / Albany, New York 12205

Architects / Engineers / Planners

Comment 11: The project SWPPP is now complete and copies are enclosed.

Comment 12: No response required, however, we agree to have the site plan reviewed by the Fire Marshall. A complete set of the site plans will be sent to the Fire Marshall under separate cover.

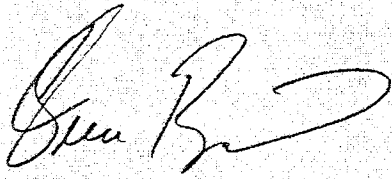
Comment 13: A complete set of the site plans will be sent to the Greenport Water and Wastewater Superintendent under separate cover.

Comment 14: We agree to coordinate with the Planning Board on providing additional information as might be required by the Board.

Please feel free to call if you have any questions or require additional information.

Sincerely,

BERGMANN ASSOCIATES

A handwritten signature in black ink, appearing to read "Steven Boisvert", written over a light gray rectangular background.

Steven M. Boisvert, P.E.
Associate

cc:

August 2006

The undersigned residents of Dawnwood Apartments located at 500 Fairview Ave., support a proposal to have an access to Route 9 along a roadway to the proposed shopping center neighboring our complex. The shopping center access road would join Rt. 9 at the intersection of the northern end of Joslen Blvd., at which point a traffic light would be installed. This change would provide us with a safe exit from our apartment area. Currently we have to watch too many roadways and other intersecting driveways and streets on Rt. 9 making it very dangerous for any cars to exit onto Rt. 9 from our facility. We hope that the Town Planning Board will require the developer to work towards making this safety improvement. Thank you in advance.

Name (Print)	Signature	Apt. #
GENE PALOMBO	Gene Palombo	15
BETTE DEANGELO	Bette DeAngelo	21
FLORENCE PALMATIER	Florence Palmatier	18
Barbara Eddy	Barbara Eddy	23
Eva Fountain	EVA FOUNTAIN	24
Doris J Quirk	Doris J Quirk	14
Janette Winant	Janette Winant	8
JOE CADISEG	Joe Casusa	17
GINA VANDENBURGH	Gina Vandenburg	19
Judy Baratto	Judy Baratto	20
Mary Batts	Mary Batts	12, 6
Emma Finkle	Emma Finkle	22
Ann Marie Reilly	Ann Marie Reilly	5
Florena Mills	Florena Mills	6
STARRDUSTE SMITH	StarrDuste Smith	9
VIRGINIA ZAYAC	Virginia Zayac	12
BARBARA MEITZ	Barbara Meitz	2

