

Orient Association Annual Meeting



Annual Member Meeting January 18, 2022, 5:30pm

For meeting topics + information go to:
orientassociation.org

ORIENT ASSOCIATION

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FLASH NEWS

2021 Newsletter

Orient Association 2022 Annual Member Meeting – Tues. Jan. 18 at 5:30pm

Deer And Tick Survey – Results A

FEATURED FLASH January 12, 2022

Orient Association 2022 Annual Member Meeting – Tues. Jan. 18 at 5:30pm

Dear Friends of the Orient Association, We hope your new year is getting off to a bright start! We wish you much joy and ...

Latest Posts

WATER

The Orient Water Project

tony January 16, 2022 [Edit](#)

Orient sits atop a single, thin, freshwater aquifer and is surrounded by beautiful, productive bays and estuaries. Unfortunately, both our groundwater and our surface waters have been degraded over the ...

[READ MORE](#)

FLASH NEWSLETTERS

September 2021 Newsletter

OA Meeting Agenda

5:30 pm	Welcome	Drienne Benner
	2021 Review: Big Issues	Drienne Benner
	Treasurer's Report	Tony Asch
	Bylaws Change/Vote	Drienne Benner
	Nominations 2022/Vote	Drienne Benner
5:50pm	Limiting House Size	Barbara Friedman, Mark Riesenfeld
6:10 pm	Orient Water Plan	Chris Wedge, Daniel Watts
6:15pm	Questions and Feedback	Ambriel Floyd Bostic
6:30pm	Close/Looking Ahead	Barbara Friedman

Ongoing Strategic Priorities 2021-2022



- Increase collaboration-Southold Civics
- Limit House Size
- Promote Wastewater Advanced Systems
- Support the Broad Meadows Project
- Strengthen Orient Historic District
- Monitor Plum Island

Collaboration with North Fork Civics/ Shared Priorities

Members of the OA Board met regularly throughout the year to work together on mutual priorities. The primary focus was house size and water quality.

This collaboration gives us a stronger voice in Town Hall as we focus on implementing the Comprehensive Plan and other key issues.

HOUSE SIZE LIMITS

WATER QUALITY

COMPREHENSIVE PLAN

HOUSE SIZE: Priority 1

2015-present



2,000 square feet – 2 floors
(Skippers Lane) Typical size for Orient



6,000 square feet – 2 floors
Maximum allowed on Shelter Island

20,000 square feet – 2 ½ floors
Currently allowed on 1 acre!

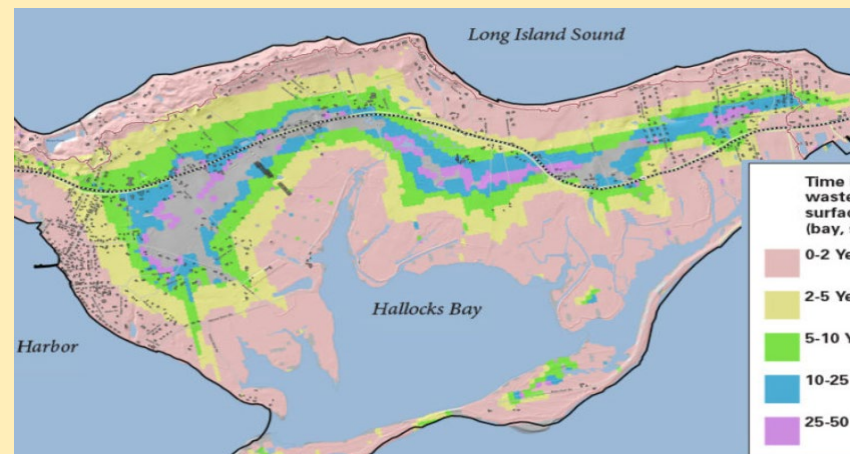


WATER: Priority 2

Broad Meadows Restoration



Septic Systems



SEPTIC

Eco-Friendly Septic Grants Available

Other Issues

Orient Historic District Proposals



Coalition Forum Update



Air Traffic Routing



Affordable Housing Forum



Deer & Tick Survey/ Coalition Proposal



2021 Year in Review–Notes

For more information visit Orientassociation.org

2021 Local Candidates Election Forum. OA co-sponsored a zoom forum with East Marion Community Association to introduce candidates for Town Council, Town Clerk, Highway Superintendent and Town Trustees.

Orient Historic District. The Southold Town Historic Preservation Commission hosted a zoom forum on the Orient historic district, shared with our members. The Commission is proposing code changes that will further protect and strengthen the integrity of Orient's Historic District.

Broad Meadows/Narrow River Restoration. Peconic Estuary Partnership, Town of Southold and Ducks Unlimited presented the restoration plans for Broad Meadows Marsh on Narrow River Road. A walking tour was led through the area where restoration will begin this year, thanks to \$1MM in grants and funding.

AI Septic Grants. Suffolk County Septic Improvement Grants for up to \$20,000 are again available to assist homeowners in upgrading their septic systems. Any homes in the Orient flood zone are vulnerable to pollution caused by runoff and antiquated sewage systems and should consider applying for grant money.

Deer, Ticks & Related Diseases. OA conducted a deer and tick crisis survey in support of the North Fork Deer Alliance; action plans focus on the management of deer health and tick-borne disease, as well as the impact of deer overpopulation on traffic safety.

Aircraft Flyover Noise. OA reported on aircraft noise caused by flights bound for the East Hampton Airport. Since the 30-year airport lease ends this year, there is an initiative to urge the cessation of flight patterns over Orient and East Marion.

Affordable Housing Forum. Co-hosted with the Town Supervisor and North Fork Civics, discussions on affordable housing were held to consider future scenarios and outcomes in Southold Town.

Plum Island Updates. As a member of the Preserve Plum Island Coalition, OA and Oysterponds Historical Society collaborated to update the community on the status of Plum Island and ways in which we can act should it be warranted.

Treasurer – 2021 In Review

Orient Association 2021 Income and Expenses

Online Services	\$ (303.58)
Postage	\$ (64.00)
Printing	\$ <u>(14.10)</u>
TOTAL EXPENSES	\$ (381.68)
Membership and Donations	\$ 1,272.12
Water Project	\$ <u>5,000.00</u>
TOTAL INCOME	\$ 6,272.12
Net Revenue	\$ 5,890.44
Initial Checking Balance	\$ 3,203.92
Initial Savings Balance	\$ 10,541.25
End Of Year Checking Balance	\$ 9,094.36
End Of Year Savings Balance	\$ <u>10,542.29</u>
TOTAL ASSETS	\$ 19,636.65

Treasurer – 2022 Year To Date

Orient Association 2022 YTD Income and Expenses	
<i>As of Jan. 16, 2022</i>	
Membership and Donations	\$ 3,325.29
Water Project	<u>\$ 4,704.70</u>
TOTAL INCOME	\$ 8,029.99
TOTAL EXPENSES	\$ -
NET REVENUE	\$ 8,029.99
YTD Checking	\$ 16,167.35
YTD Savings	<u>\$ 10,542.29</u>
TOTAL ASSETS	\$ 26,709.64

OA 2022 Board of Directors

Barbara Friedman

Drienne Benner

Christine Churchill

Tony Asch

Jeri Woodhouse

Chris Wedge

Imogen Rose-Smith

Mark Riesenfeld

Ambriel Floyd Bostic

Daniel Watts

Glynis Berry

Mark Levine

Lana Tamaro

OA 2022 Officer Nomination Slate

Barbara Friedman - President

Drienne Benner - Vice President

Christine Churchill - Secretary

Tony Asch - Treasurer

Proposed Changes To Bylaws

- Art I – Clarify name of organization as “The Orient Association”
- Art V, Sec 1 – Specify officers and how Board is chosen
- Art VI, Sec 1 – Combine Recording Secretary and Corresponding Secretary into one role
- Art VI, Sec 1, E – Treasurer shall operate and report books on a calendar year basis
- Art VIII, Sec 2 – Revise quorum to “two of the elected officers” from “two of the ~~five~~ elected officers”
- Art IX, Sec 1 – Remove the requirement that annual member meetings be held in May
- Art XI, Sec 2 – Clarify “members in good standing” to be dues paying in prior 12 months

Good House Size Makes Good Neighbors

Zoning Issues for Southhold

Hamptons House

110,000 sq. ft. total

62,000 sq. ft. main house

on 63 acres



The Process for Limiting House Size

- Southold Town Civics determined that House Size was priority issue for all.
- Civics Presented need to Town Board – February 2021.
- Civics presented proposed code changes to Town Board in Public Meeting.
- Town Board initiated Code Committee to review proposed changes and subsequently included Civics in Code Committee Review.
- Town Board continued to discuss and refine details of code with input from Civics.

The Original Proposal: February 2021 Comparison to East End Towns

LOT SIZE			SOUTHOLD			OTHER EAST END TOWNS							
LOT SIZE IN "ACRES"	LOT SIZE (IN SQUARE FEET)	LOT SIZE (ACTUAL ACRES)	20% LOT COVERAGE EXISTING CODE ⁵	SOUTHOLD CURRENT CODE HOUSE SIZE BASED ON 2.5 X 20% LOT COVERAGE ⁵	SOUTHOLD PROPOSED LIMITS BASED ON LOT SIZE- SEE FORMULA BELOW ¹	SHELTER ISLAND (IN SQUARE FEET LIVING AREA SFLA ⁴)	VILLAGE OF NORTH HAVEN	SAG HARBOR	VILLAGE OF EAST HAMPTON	TOWN OF EAST HAMPTON	VILLAGE OF SOUTHAMPTON	TOWN OF SOUTHAMPTON	RIVERHEAD
	6,250	0.14	1,250 SF	3,125 SF (NC)	2,300 GFA MAX.	3,125 SFLA	2,000 GFA	2,500 GFA	1,625 GFA	2,225 GFA	2,125 GFA	2,500 GFA	2,344 GFA
"1/4 ACRE"	10,000	0.23	2,000 SF	5,000 SF (NC)	2,600 GFA MAX.	5,000 SFLA	2,000 GFA	2,800 GFA	2,000 GFA	2,600 GFA	2,500 GFA	4,000 GFA	3,750 GFA
"1/2 ACRE"	20,000	0.46	4,000 SF	10,000 SF (NC)	3,400 GFA MAX.	6,000 SFLA	3,000 GFA	3,600 GFA	3,000 GFA	3,600 GFA	3,500 GFA	8,000 GFA	7,500 GFA
"1 ACRE"	40,000	0.92	8,000 SF	20,000 SF	5,000 GFA MAX.	6,000 SFLA	5,000 GFA	5,200 GFA	5,000 GFA	5,600 GFA	5,500 GFA	15,000 GFA	15,000 GFA
"2 ACRES"	80,000	1.84	16,000 SF	40,000 SF	6,000 GFA MAX.	6,000 SFLA	7,000 GFA	7,000 GFA	7,800 GFA	9,600 GFA	9,500 GFA	15,000 GFA	30,000 GFA
	300,000	6.89	60,000 SF	150,000 SF	7,000 GFA MAX.	6,000 SFLA	14,150 GFA	7,000 GFA	14,400 GFA	20,000 GFA	18,000 GFA	15,000 GFA	112,500 GFA
	400,000	9.18	80,000 SF	200,000 SF	8,000 GFA MAX.	6,000 SFLA	15,000 GFA	7,000 GFA	17,400 GFA	20,000 GFA	18,000 GFA	15,000 GFA	150,000 GFA
ABSOLUTE MAXIMUM				NONE	12,000 GFA MAX.	6,000 SFLA	15,000 GFA	7,000 GFA	20,000 GFA	20,000 GFA	18,000 GFA	15,000 GFA	NONE
MAXIMUM HEIGHT- SLOPED ROOF				35' TO MIDPT.	35' TO PEAK ²	35' TO PEAK	30-35' BASED ON LOT AREA	35' TO PEAK	29'-36' BASED ON LOT AREA	30' IN R20 32' OTHER 35' BY VARIANCE	30'-35' BASED ON LOT AREA	32' TO PEAK	35' TO PEAK
MAXIMUM HEIGHT- FLAT ROOF				35'	25'	25'	23-28'	25'	LIMITED to 15%	25'			
PYRAMID LAW LIMITING HT. BASED ON SETBACKS				NO	YES	NO	YES	YES	NO	YES	YES	YES	NO

¹HOUSE SIZE FORMULA- BASED ON BUILDABLE LAND AREA AS DEFINED BY EXISTING CODE
 LOTS UNDER 5 ACRES: 8% OF LOT SIZE IN SQUARE FEET + 1,800 GFA UP TO 6,000 GFA = ALLOWABLE GFA³
 LOTS 5 ACRES AND ABOVE: 1% OF LOT SIZE IN SQUARE FEET + 4,000 GFA UP TO 12,000 GFA ABSOLUTE MAXIMUM.

²MAXIMUM HEIGHT: 35' TO PEAK FROM NATURAL GRADE FOR SLOPED ROOFS / 25' FROM NATURAL GRADE FOR FLAT AND MANSARD ROOFS AND MUST BE WITHIN A 45° PYRAMID STARTING 10' ABOVE NATURAL GRADE AT LOT LINES.
 MAXIMUM LENGTH: 125' (EQUAL TO CURRENT CODE FOR MULTI-FAMILY HOUSING)

³FLOOR AREA AS DEFINED BY EXISTING SOUTHOLD CODE EXCEPT: GROSS FLOOR AREA TO INCLUDE HOUSES AND ALL ACCESSORY BUILDINGS (EXCEPT FARM BUILDINGS). WOULD NOT INCLUDE BASEMENTS AND CELLARS. SPACES WITH CEILINGS OVER 15' HIGH COUNT TWICE.

⁴ SQUARE FOOT LIVING AREA IS THE HEATED AND/OR AIR CONDITIONED SPACE

⁵ CURRENT CODE LOT COVERAGE VARIES BY ZONING DISTRICT. 20% APPLIES TO AC, R-40 AND R-80 DISTRICTS. SMALLER LOTS ARE LABELED (NC) AS THEY MAY NOT MEET BULK SCHEDULE REQUIREMENTS FOR LOT DIMENSIONS

Current Proposal - as of 1.1.22

HOUSE SIZE- PROPOSAL

JANUARY 6, 2022

LOT SIZE ¹		CURRENT SOUTHDOLD CODE			PROPOSED	
LOT SIZE IN BUILDER'S ACRES	LOT SIZE (IN SQUARE FEET)	LOT SIZE (ACTUAL ACRES)	20% LOT COVERAGE- EXISTING CODE	SOUTHDOLD CURRENT CODE HOUSE SIZE LIMITS	LOTS UNDER 10,000 SF: 2,100 SF LOTS 10,001 TO 20,000 SF:12.5% OF LOT AREA ABOVE 10,000 + 2,100 SF LOTS 20,001 TO 30,000 SF:10% OF LOT AREA ABOVE 20,000 + 3,350 SF LOTS 30,001 TO 40,000 SF:7.5% OF LOT AREA ABOVE 30,000 + 4,350 SF LOTS 40,001 TO 80,000 SF: 5% OF LOT AREA ABOVE 40,000 +5,100 SF LOTS 80,001 TO 200,000 SF: 2.5% OF LOT AREA ABOVE 80,000 + 7,100 SF LOTS ABOVE 200,001: 1% OF LOT AREA ABOVE 200,000 + 10,100	
		ACTUAL ACRE= 43,560 SF	LOT COVERAGE INCLUDES AREA COVERED BY: BUILDINGS; BALCONIES; TERRACES, PATIOS AND DECKS ABOVE GRADE; SWIMMING POOLS, TENNIS COURTS AND OTHER SIMILAR STRUCTURES.	BASED ON A 2 1/2 STORY HOUSE COVERING 20% OF THE LOT.	ALL GARAGES ARE INCLUDED IN GFA (ATTACHED AND DETACHED)	
					ACCESSORY BUILDINGS ARE EXCLUDED IN GFA ³	
					HOUSE AND GARAGE TOTAL	
	6,250 SF	0.14	1,250 SF	3,125 GFA (NC) ⁴	2,100 GFA	
"1/4 ACRE"	10,000 SF	0.23	2,000 SF	5,000 GFA (NC) ⁴	2,100 GFA	
"1/2 ACRE"	20,000 SF	0.46	4,000 SF	10,000 GFA (NC) ⁴	3,350 GFA	
"3/4 ACRE"	30,000 SF	0.69	6,000 SF	15,000 GFA	4,350 GFA	
"1 ACRE"	40,000 SF	0.92	8,000 SF	20,000 GFA	5,100 GFA	
"1 1/2 ACRES"	60,000 SF	1.38	12,000 SF	30,000 GFA	6,100 GFA	
"2 ACRES"	80,000 SF	1.84	16,000 SF	40,000 GFA	7,100 GFA	
"3 ACRES"	120,000 SF	2.75	24,000 SF	60,000 GFA	8,100 GFA	
"4 ACRES"	160,000 SF	3.67	32,000 SF	80,000 GFA	9,100 GFA	
"5 ACRES"	200,000 SF	4.59	40,000 SF	100,000 GFA	10,100 GFA	
"10 ACRES"	400,000 SF	9.18	80,000 SF	200,000 GFA	12,000 GFA	12,100 GFA
"20 ACRES"	800,000 SF	18.36	160,000 SF	400,000 GFA	12,000 GFA	16,100 GFA
"30 ACRES"	1,200,000 SF	27.55	240,000 SF	600,000 GFA	12,000 GFA	20,100 GFA
"40 ACRES"	1,600,000 SF	36.73	320,000 SF	800,000 GFA	12,000 GFA	24,100 GFA
"80 ACRES"	3,200,000 SF	73.46	640,000 SF	1,600,000 GFA	12,000 GFA	40,100 GFA
ABSOLUTE MAXIMUM				NONE	12,000 GFA	NONE
MAXIMUM HEIGHT- SLOPING ROOF				35' TO MIDPT.	35' TO PEAK	
MAXIMUM HEIGHT- FLAT OR MANSARD ROOF				35'	25'	
PYRAMID LAW LIMITING HT. BASED ON SETBACKS				NO	YES	

20% LOT COVERAGE STILL APPLIES FOR ALL PROPOSALS (OR LESS BY ZONE WHERE APPLICABLE)

¹HOUSE SIZE FORMULA IS BASED ON BUILDABLE LAND AREA AS DEFINED BY EXISTING CODE

²MAXIMUM HEIGHT: 35' TO PEAK FROM NATURAL GRADE FOR SLOPING ROOFS / 25' FROM NATURAL GRADE FOR FLAT OR MANSARD ROOFS AND MUST BE WITHIN A 45° PYRAMID STARTING 10' ABOVE NATURAL GRADE AT LOT LINES.

³ACCESSORY BUILDINGS WOULD BE LIMITED BASED ON LOT COVERAGE AND SECTION 280-15c OF CURRENT CODE

⁴THESE ARE UNDERSIZED LOTS FOR ZONES INCLUDED IN THIS PROPOSAL: AC, R-40, R-80, R-120, R-200 AND R-400

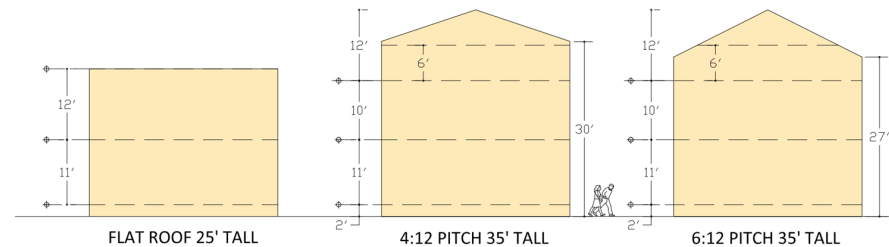
Summary – Decided/*Undecided*

SLIDING SCALE BASED ON LOT SIZE:

- **INCLUDES** ATTACHED AND DETACHED GARAGES (600 SF ALLOWANCE)
- **EXCLUDES** ACCESSORY BUILDINGS
- **20% ALLOWANCE FOR PORCHES AND DECKS?**
- **ABSOLUTE MAXIMUM?**

HOUSE HEIGHT:

- 25' FOR HOUSES WITH FLAT, LOW SLOPE OR MANSARD ROOFS
- 35' FOR HOUSES WITH SLOPING ROOFS (GREATER THAN 4:12)
- PYRAMID STARTING 10' ABOVE PROPERTY LINE
- **DEFINITION OF SLOPING ROOF RE: PITCH (OTHER TOWNS USE 6:12 OR 7:12) AND % OF SLOPING VS. "FLAT"**



HOUSE LENGTH:

- ORIGINAL PROPOSAL LIMITED HOUSE LENGTH TO 125': THIS WAS ELIMINATED

AVERAGING:

- IF ANY EXISTING DWELLING (INCLUDING ATTACHED AND DETACHED GARAGE(S)) AS OF THE EFFECTIVE DATE OF THIS SECTION, EXCEEDS THE MAXIMUM GFA DEFINED HEREIN, THEN A SPECIAL EXCEPTION MAY BE REQUESTED IF NEW IMPROVEMENTS DO NOT RESULT IN A DWELLING THAT EXCEEDS THE AVERAGE GFA OF ALL DWELLINGS ON SIMILARLY SIZED LOTS WITHIN 1000 FEET OF ALL PROPERTY LINES.
(LANGUAGE HAS NOT BEEN DISCUSSED BY CODE COMMITTEE)

Next Steps

- **Town Board finalize parameters**
- **Town Attorney finalize code change language**
- **Town to host a public hearing on house size code changes**
- **Town Board vote to enact code changes**

The Water Project–2022

OA is launching a project to improve and protect our surface water quality and quantity. Surrounded by water, Orient presents both unique challenges and opportunities: conservation studies will help clarify and prioritize actions to protect our aquifer, bays and estuaries for future generations. As they develop, study results will be presented to the community.



Questions, Feedback, Recommendations



What's Next?

