



Orient Association Newsletter

Dec. 7, 2020

Dear Friends and Neighbors,

Though the world may seem out of control, Orient continues to maintain its warm community spirit. We hope you are well and enjoying our lingering fall and the beginning of the holiday season. The current focus is on community character and development in Orient; specifically, a proposed five-home + barn building subdivision called the Orchards, at Holyoke and Orchard Streets. Please read more about why there is strong concern regarding its impact on the village, clarified in the two letters we've posted on the website, both written by Orient residents. There is still time to share your comments with the Southold Town Planning Board. Now is the time to write a letter, send an email, and attend the public hearing on December 7th at 6pm ([Agenda](#)). Send your comments to the Southold Town Planning Board. The public comments period is kept open for 10 days after the hearing is closed, and possibly longer if the Planning Board chooses to extend more time. Permission is granted by the authors of the letters and documents posted on the OA website to use in your own comments. Or, use the Community Support Form, below.

Building in Orient directly ties to addressing Southold Town house size. If you were here in 2015, you probably remember the Town Board's Comprehensive Plan and the Orient Plan taking shape; at long last, the Town's Comprehensive Plan has been adopted. OA will respond with an implementation timeline zeroing in on the issues you told us were most important to you, which includes house size, water quality, traffic control among the [9 propositions](#) voted on by the OA members. By renewing your membership, you are helping efforts to protect the unique character of Orient for future generations.

With appreciation and kind regards,

Drienne and the OA Board



ORIENT ASSOCIATION



ORCHARD STREET SUBDIVISION

MEMBERSHIP + VOLUNTEERING

OA WANTS TO HEAR FROM YOU!!

Our collective love of Orient is a great reason to get involved: Please consider sharing your expertise and insights about water quality and other important issues. See possible areas of interest below. We'll be back in touch about next steps. JOIN or RENEW your membership today!!

Thank You.

Become An Advisory Member Or
Committee Volunteer

- Water
- House Size
- Southold Comp Plan
- Communications
- Historic District
- Traffic
- Plum Island

[Donate/Renew Membership](#)
[\\$5](#) [\\$25](#) [\\$50](#) [\\$100](#)

[Join Orient Association](#)

[Orient Association Information](#)

The Orchard Street Subdivision application from the developer, East End Holding, is currently in process with Southold Town Planning Board to create five parcels. Four of the parcels will be used exclusively for residential purposes. A fifth parcel is intended for residential and agricultural uses. The project is located on a 13+ acre parcel at the crossroads of Halyoake Avenue and Orchard Street.

The Planning Board has scheduled a public hearing on the Draft Environmental Impact Statement (DEIS) for the project on December 7, 2020 at 6pm ([Agenda](#)). At that hearing, the Planning Board will consider public comments and may determine if the DEIS is complete and accurate or may require additional work. The public comments period is kept open for 10 days after the hearing is closed, and possibly longer if the Planning Board chooses to extend more time.

It is very important that the Draft Environmental Impact Statement adequately and accurately examines the potential environmental impacts of this project. The completed DEIS will be an important source of information and will influence the Planning Board's decision on this project.

Some Orient residents have voiced serious concerns about a range of issues that have not been adequately addressed in the DEIS. Several neighbors have studied the Draft Environmental Impact Statement and have identified a number of environmental issues that have not been adequately addressed in the DEIS (see attached letters).

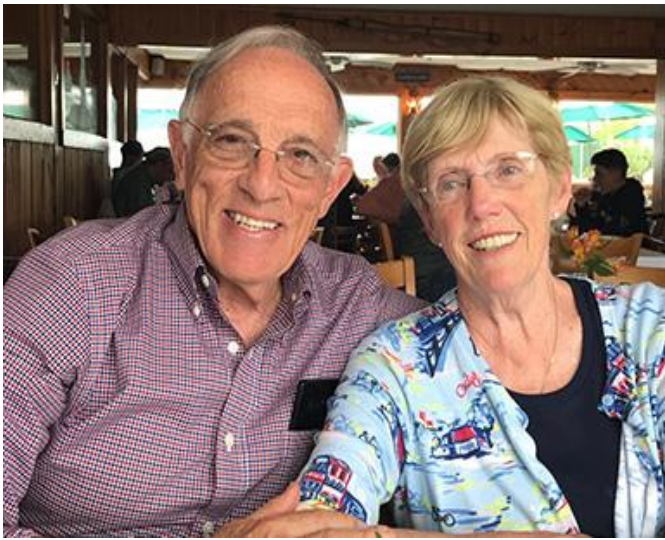
[See Letters](#)

Community in Focus—Ted Webb

Development in Orient Part 1—The Historic District

with Barbara Schlitzer

by: Christine Churchill



In the late 1700's, Ted's great-great grandfather Orange acquired the Webb House as part of the Greenport family seat, which included a livery with an overnight service to Riverhead. (The house was relocated to Poquatuck Park in the 1950s by George Latham.) As a boy, the summers he spent in Orient led to a lifelong reverence for the place—when Ted and his grandmother reached the causeway, she would say, 'this is God's country.' These days, many of us exhale at that same moment—to take in an inherited view that seems frozen in time. A familiar presence, Ted possesses a wealth of knowledge about the village. He has served on the Southold Town Preservation Commission for several years, currently as President. Ms. Schlitzer, an architect, preservationist and one of the earliest Commission members joins in to add her invaluable insights.

OA:

Ted, we're very grateful to learn more from you about the Orient Historic District. A few decades ago, the adoption of code 170 was the result of a deal struck with the State, who funded a water revitalization project in exchange for Landmark protection in Orient.

Ted:

The Orient Historic District was designated in 1976. **It took about two years to first identify and review over one hundred buildings in Orient, mostly from the 1800s and 1900s.** A volunteer corp literally went into every home under review—attic to cellar, recording details.

OA:

This process resulted in a designation with the National Register of Historic Districts and the adoption of Code 170, a set of architectural guidelines that derive from the Secretary's Standards of the Department of Interior and from other established districts. According to Barbara Schlitzer, who helped to organize the handbook, **character and scale are the overriding principles that guide building alterations in Suffolk County.**

OA:

In an era of increasingly aggressive development, we'd hope that these principles might remind people that with very few exceptions, Orient on average comprises moderate sized homes, even those outside the district.

Ted:

I'm concerned that anyone new to Orient may jump to the chance of owning an historic home before they understand that there is governance over modifications to all existing buildings within the district. It's law. The Commission oversees every application before it moves on to public hearings and then to the building department. There has always been some resistance to the idea of oversight, but in the end, it does help to preserve the character of Orient. **It's too bad that the very houses we are trying to visually preserve are now being hidden by taller and taller hedges.**

OA:

Barbara Schlitzer says that even if a building is landmarked, as long as it is not part of a historic streetscape's texture, there is room to make judgment calls about what is appropriate; **the code isn't designed to make believe that all houses are meant to**

duplicate exactly what came before.

Can you give us some examples of how the process works and where there is room for interpretation?

Ted:

The Commission is concerned with the dynamics of facades, those seen from public rights of way, from both land and sea.

Fences are also included; new construction or parts of buildings that aren't visible from the street are not. About the process, we like to start with informal meetings before homeowners actually apply; this can save a lot of time and trouble, circumventing additional reviews. If you want to replace old six over six windows with 'in kind' type and style, that moves straight on. With more complicated changes, proposed building plans, elevations and material examples need to be submitted, and neighbors must be notified about public hearing dates. Examples of successful alterations in Orient have involved adding new features like a wraparound porch or lap pool. Plans that make a good case for upgrades while keeping the design integrity intact will always be considered, as will updates that improve energy efficiency. **In Orient, we know change is coming, we just want it to come more slowly.**



Please stay tuned for Development in Orient Part 2.



HELP CONSERVE WATER ON THE NORTH FORK

Residents on the North Fork tend to use more water than the national average. An analysis of residential users of public water in Southold found that summer use was over twice the national average, at 559 gpd for single family homes, while the median usage was much lower at 247 gpd, just above the national average of 240 gpd. Average annual daily use for Riverhead is 370 gpd per residence. This surged to 757 gpd during the summer of 2019 and 956 gpd during the summer of 2020.

We must work harder to preserve our water.