



ORIENT ASSOCIATION

# Orient Association Priorities North Fork Civics Survey

Collected June – July 2022

Results as of October 2022

# Topics Today

- Survey Overview and Results for Orient
- Where are we today?
  - House Size
  - Preservation & Subdivisions
  - Water
  - Fire Department
  - Affordable Housing
- Discussion of our priorities for the next few years

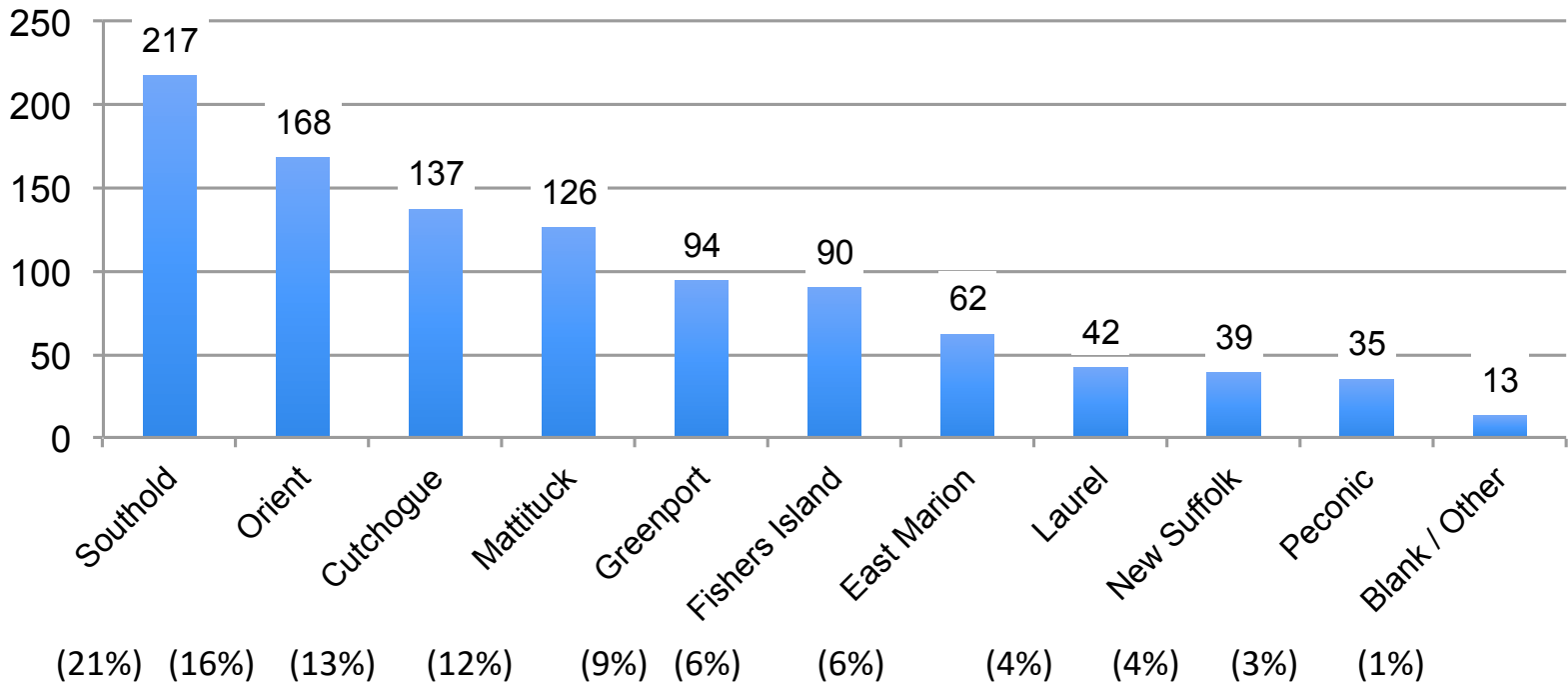
<https://orientassociation.org/orientsurvey>

# Survey Demographic Profile

## Southold vs. Orient Responses

# Survey Data: Total Responses by Hamlet

168 Responses from Orient, 2<sup>nd</sup> Highest Response Rate  
1,023 Total Responses from Southold Town

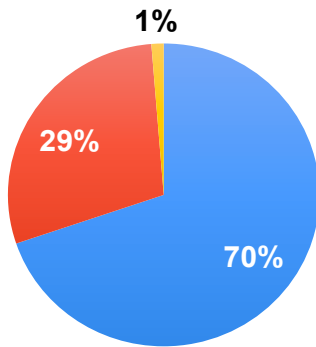


# Survey Demographic Data: Primary Residence

## Most Responses from Primary Residents

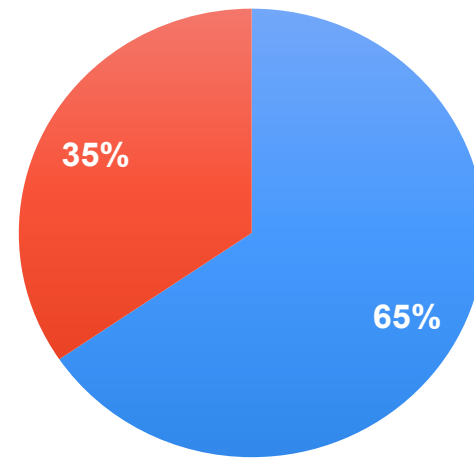
### Southold Town

Is the North Fork your primary residence?



70% of responses from primary residents  
29% from non-primary residents

### Orient

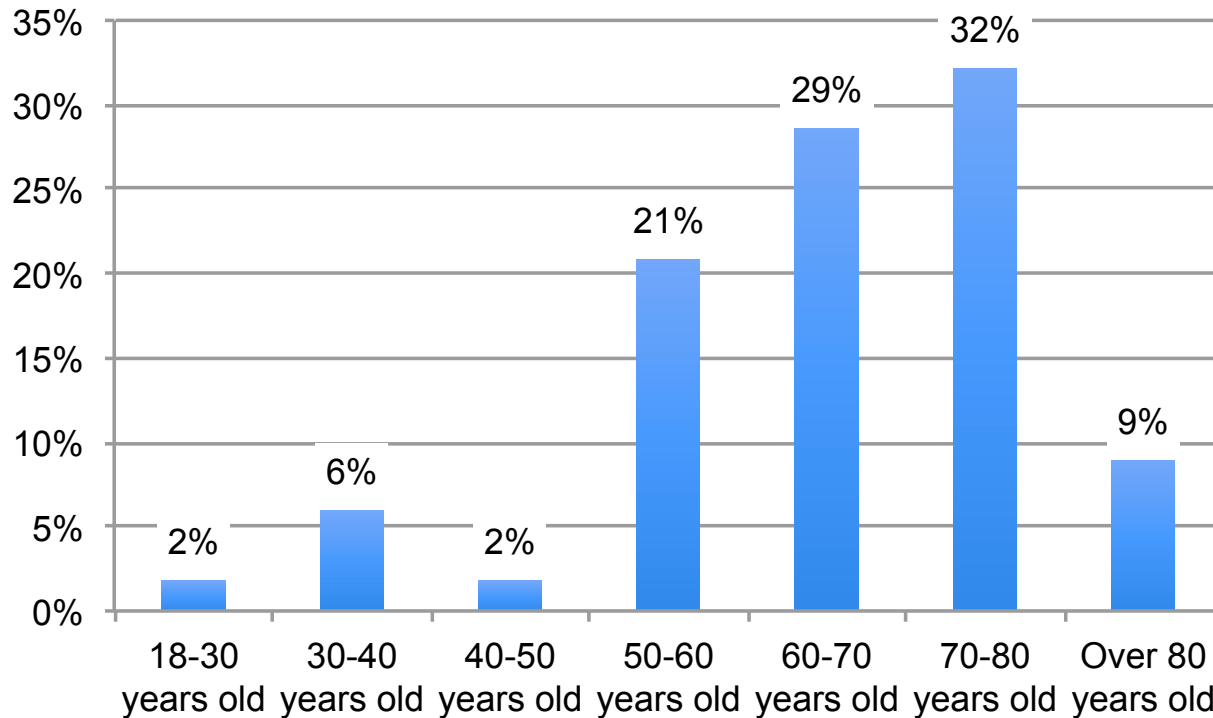


65% of responses from primary residents  
35% from non-primary residents

■ Yes  
■ No

# Survey Demographic Data: by Age, Orient Skews Older

82% of responses from people 50-80 years old

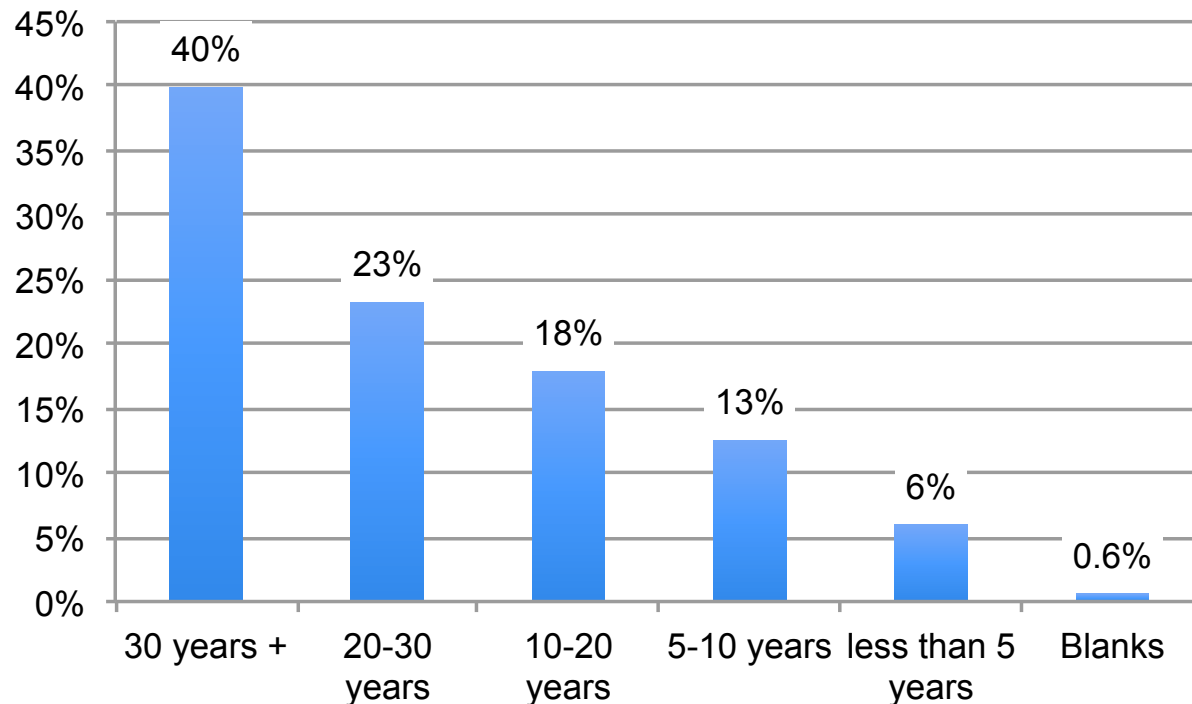


# Survey Demographic Data: Time in Orient

## Most have lived here over 20 years

How long have you lived (including part-time) in Orient?

63% have 20 or more years in Orient  
40% of responders have 30 or more years in Orient



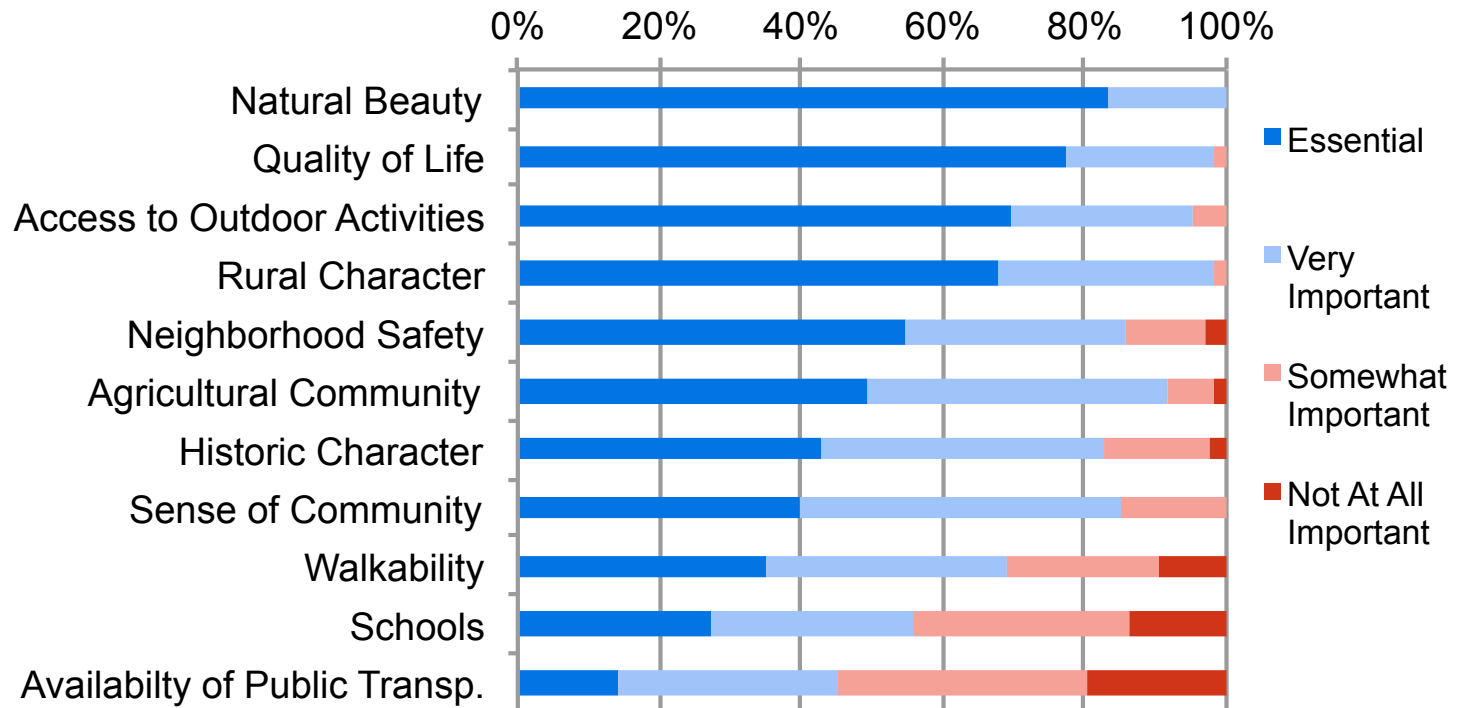
# Orient Responses



# Orient Values:

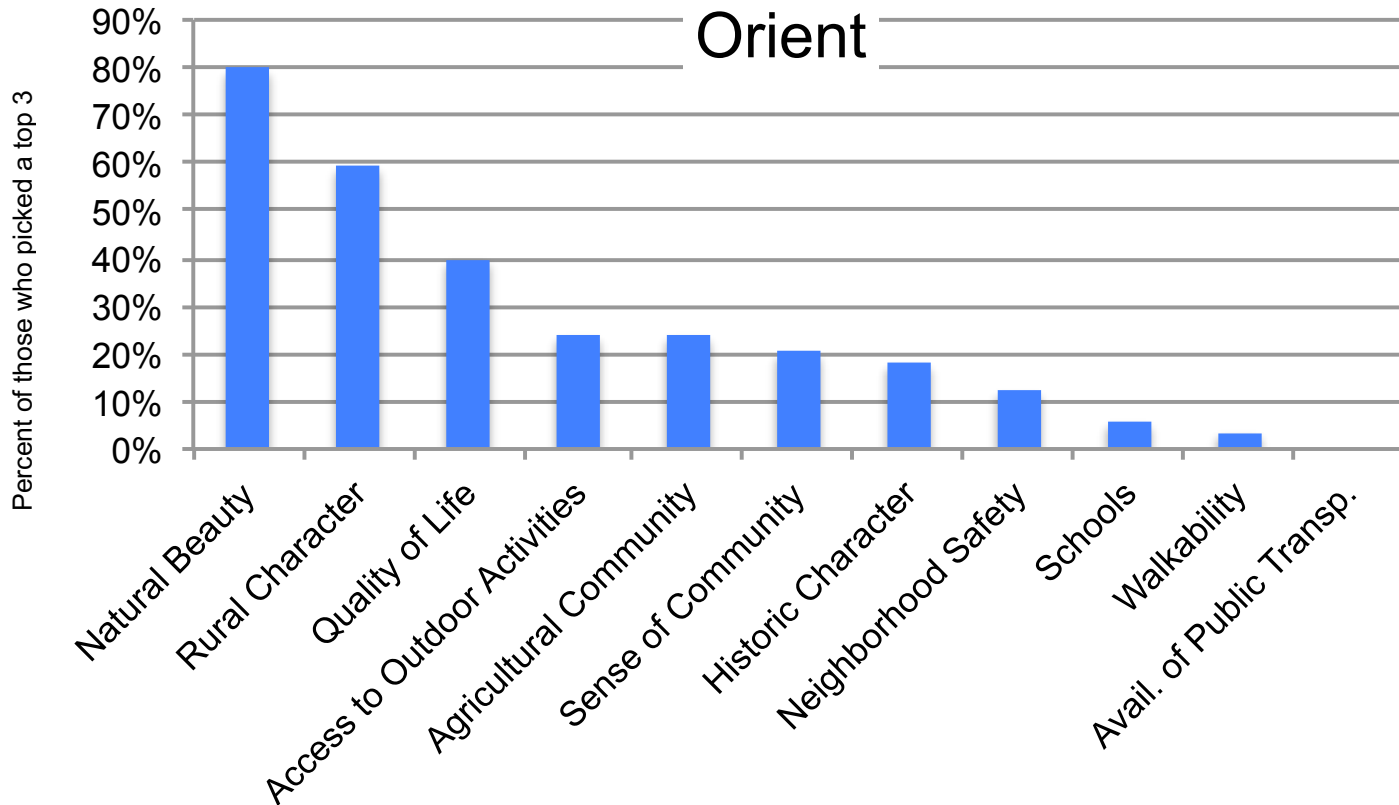
## Natural Beauty, Quality of Life, Access to Outdoor Activities, & Rural Character

Please rate how important these local characteristics of your hamlet are to you: Orient



# Orient Values, Top 3: Natural Beauty, Rural Character, Quality of Life

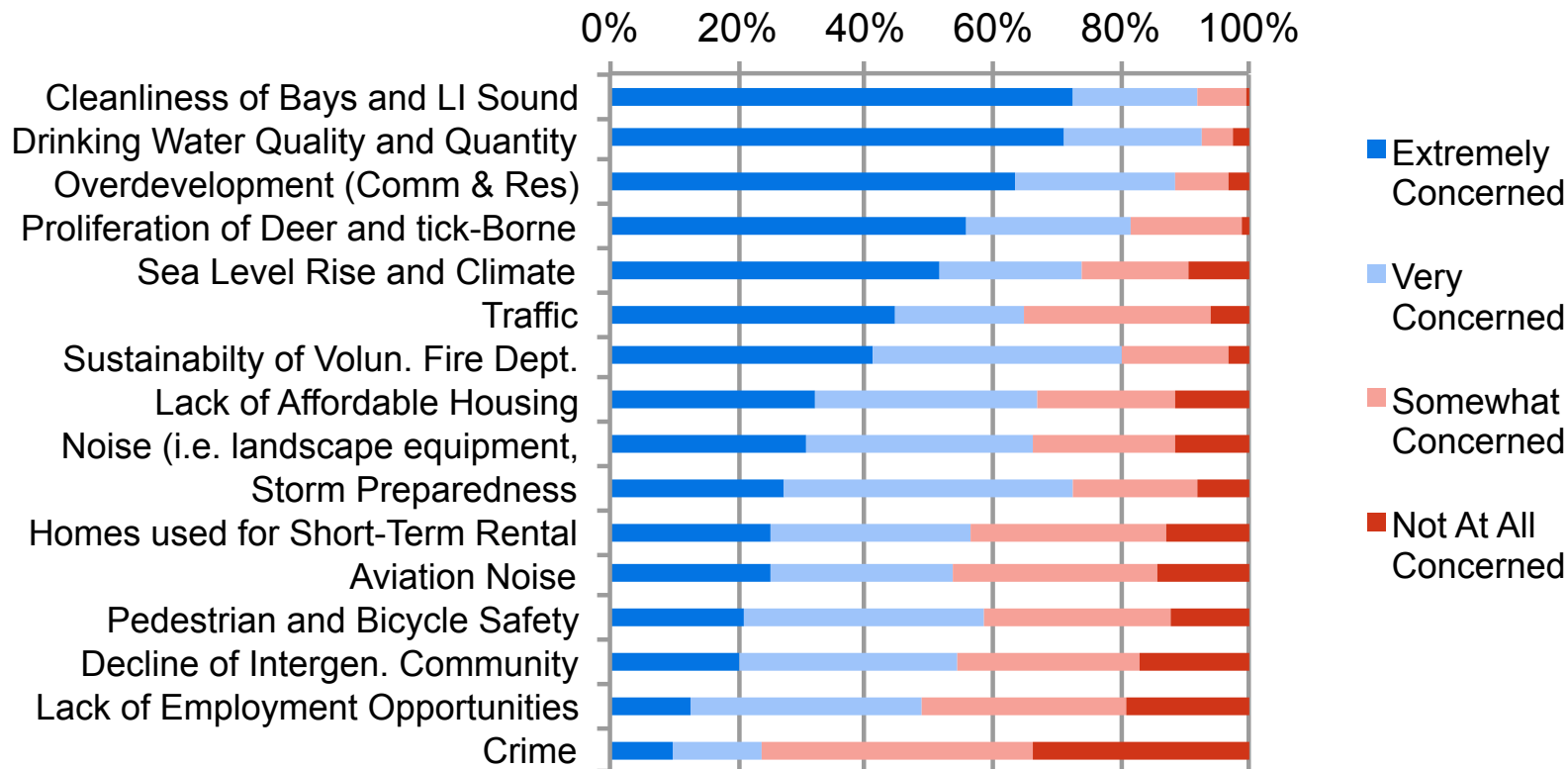
Please rate how important these local characteristics of your hamlet are to you: Orient Top 3



# Orient Concerns, Top Issues:

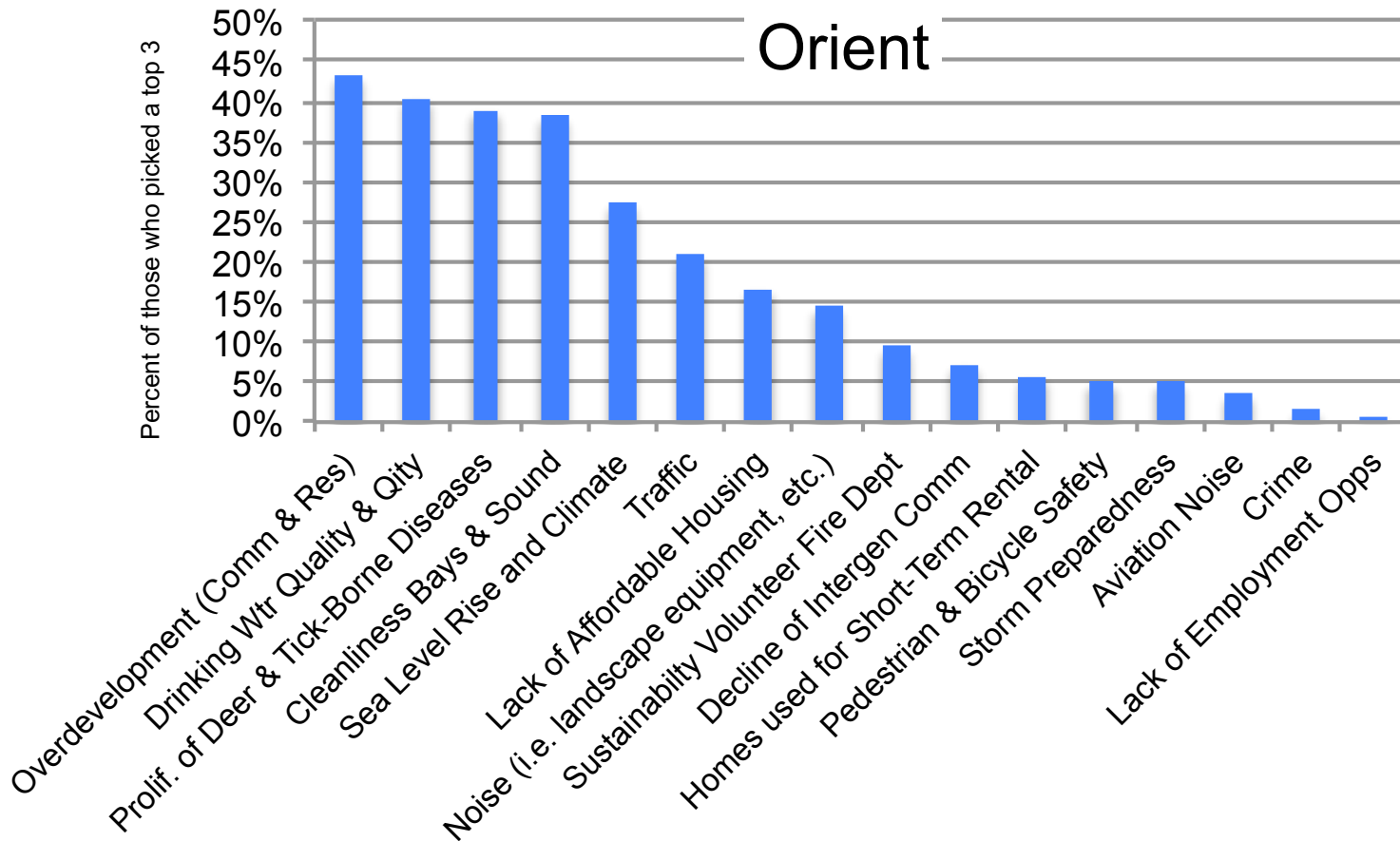
## Cleanliness of Bays, Drinking Water Quality, Overdevelopment, Deer/Tick and Sustainability of Fire Department

Please rate your level of concern about these issues in your hamlet now and in the future: Orient



# Orient Concerns, Top 3: Overdevelopment, Water Quality, Deer/Tick

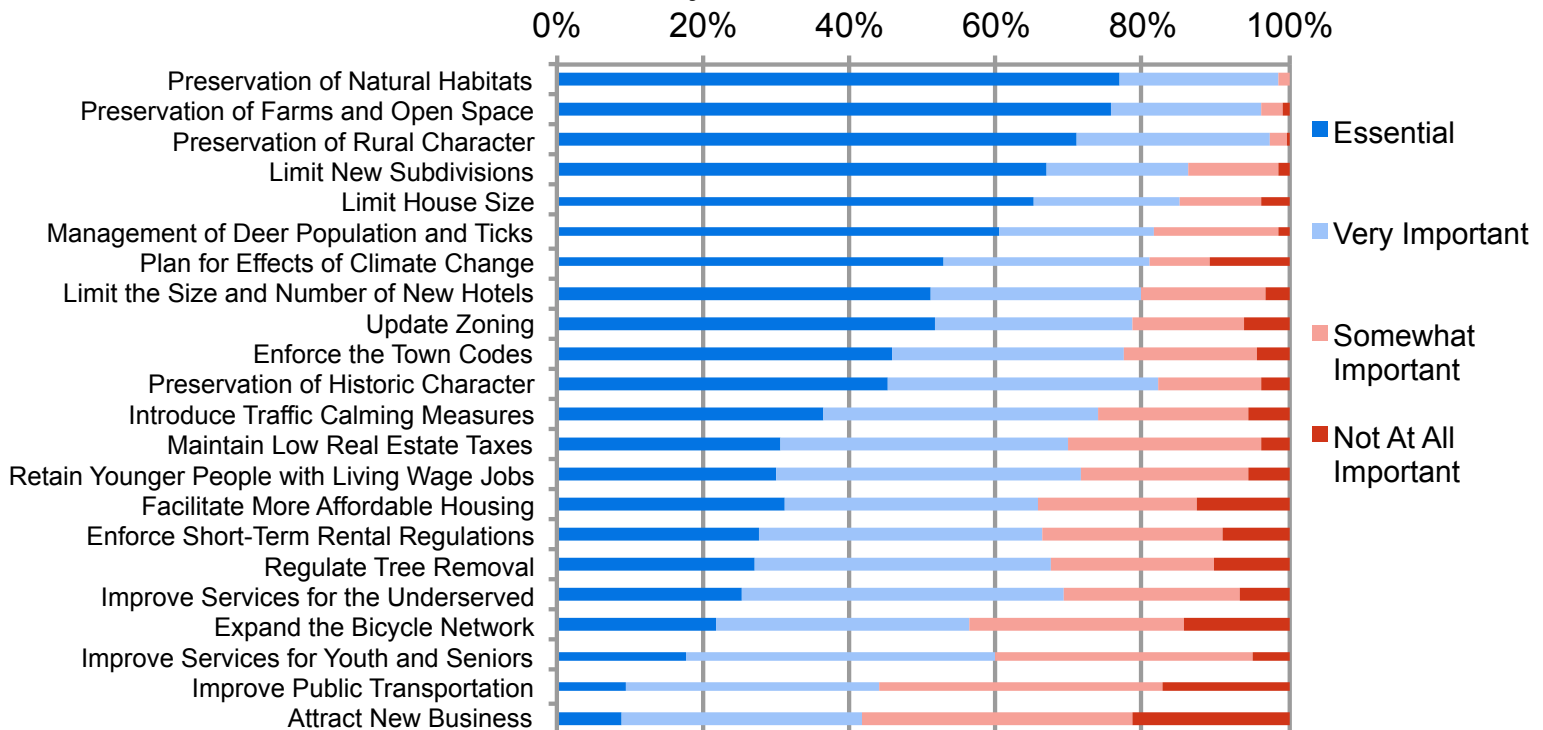
Please rate your level of concern about these issues in your hamlet now  
and in the future: Orient Top 3



# Southhold Town Focus:

## Preservation of Natural Habitats, Preservation of Farms & Open Space, Preservation of Rural Character, Limit Subdivisions

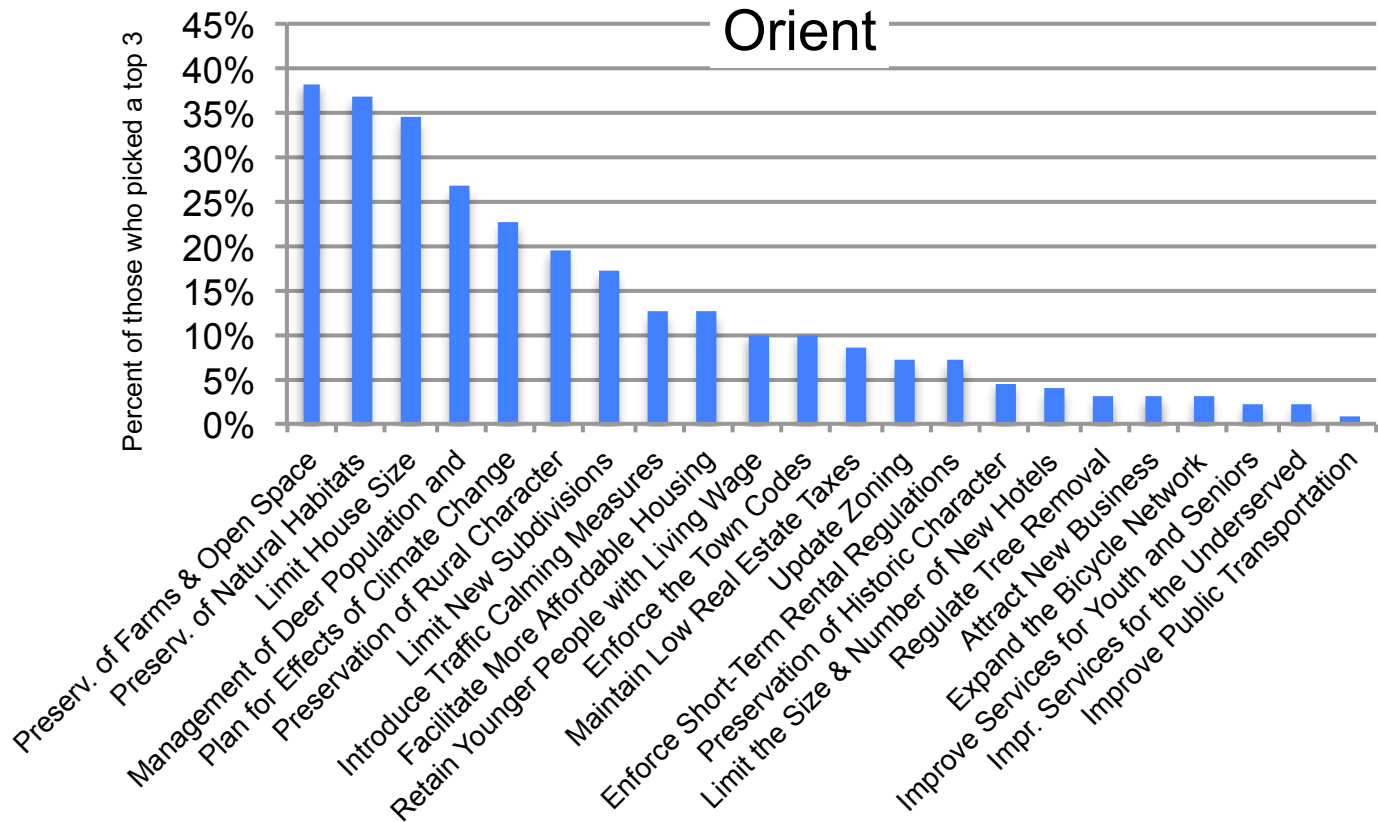
Please rate how important you think it is for the Southhold Town Government to focus on each of the following in the next two years: Orient



# Southold Town Focus, Top 3:

## Preserve Farms & Open Space, Preserve Natural Habitats, Limit House Size

Please rate how important you think it is for the Southold Town Government to focus on each of the following in the next two years: Orient Top 3



# An Update: Then and Now, Addressing Concerns

House Size

Residential Development

Water

Orient Fire Department

Deer/Tick

Affordable Housing

## House Size: From This in 2016



2,000 square feet – 2 floors  
Skippers Lane. Typical Orient size

~ 20,000 square feet – 2 ½ floors  
Then allowed on 1 acre





# House Size: To This....New House Size Code 2022

- House Size Based on Lot Area
- 20% Lot Coverage (or less in some zones) still in force
- Height restricted to 35 feet for sloped roofs 25 feet for flat roofs
- Heights near property lines restricted by Sky Plane (“Pyramid Law”)

LOT SIZE <sup>1</sup>		CURRENT SOUTHDOLD CODE	PROPOSED CODE
LOT SIZE IN BUILDER'S ACRES	LOT SIZE (IN SQUARE FEET)	20% LOT COVERAGE- EXISTING CODE	LOTS UNDER 10,000 SF: 2,100 SF LOTS 10,001 -20,000 SF:12.5% OF LOT AREA ABV 10,000 + 2,100 SF LOTS 20,001 -30,000 SF:10% OF LOT AREA ABV 20,000 + 3,350 SF LOTS 30,001 - 40,000 SF:7.5% OF LOT AREA ABV 30,000 + 4,350 SF LOTS 40,001- 80,000 SF: 5% OF LOT AREA ABV 40,000 +5,100 SF LOTS 80,001- 200,000 SF: 2.5% OF LOT AREA ABV 80,000 + 7,100 SF LOTS ABOVE 200,000: 1% OF LOT AREA ABOVE 200,000 + 10,100 SF
		INCLUDES AREA COVERED BY: BUILDINGS; BALCONIES; TERRACES, PATIOS AND DECKS ABOVE GRADE; SWIMMING POOLS, TENNIS COURTS AND OTHER SIMILAR STRUCTURES.	ATTACHED GARAGES ARE INCLUDED IN GFA
			ACCESSORY BUILDINGS ARE <u>EXCLUDED</u> IN GFA <sup>3</sup>
			HOUSE AND GARAGE TOTAL
	6,250 SF	1,250 SF	2,100 GFA
"1/4 ACRE"	10,000 SF	2,000 SF	2,100 GFA
"1/2 ACRE"	20,000 SF	4,000 SF	3,350 GFA
"3/4 ACRE"	30,000 SF	6,000 SF	4,350 GFA
<b>"1 ACRE"</b>	<b>40,000 SF</b>	<b>8,000 SF</b>	<b>5,100 GFA</b>
"1 1/2 ACRES"	60,000 SF	12,000 SF	6,100 GFA
"2 ACRES"	80,000 SF	16,000 SF	7,100 GFA
"3 ACRES"	120,000 SF	24,000 SF	8,100 GFA
"4 ACRES"	160,000 SF	32,000 SF	9,100 GFA
"5 ACRES"	200,000 SF	40,000 SF	10,100 GFA
"10 ACRES"	400,000 SF	80,000 SF	12,100 GFA
"20 ACRES"	800,000 SF	160,000 SF	16,100 GFA
"30 ACRES"	1,200,000 SF	240,000 SF	20,100 GFA
"80 ACRES"	3,200,000 SF	640,000 SF	40,100 GFA
MAXIMUM HEIGHT <sup>2</sup> - SLOPING ROOF			35' TO PEAK
MAXIMUM HEIGHT <sup>2</sup> -FLAT OR MANSARD ROOF			25'
PYRAMID LAW LIMITING HT. BASED ON SETBACKS <sup>2</sup>			YES

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

# Development 1962 .. Farms everywhere



**Orient 1962**

**Development ~ 50 years later: Considerable**

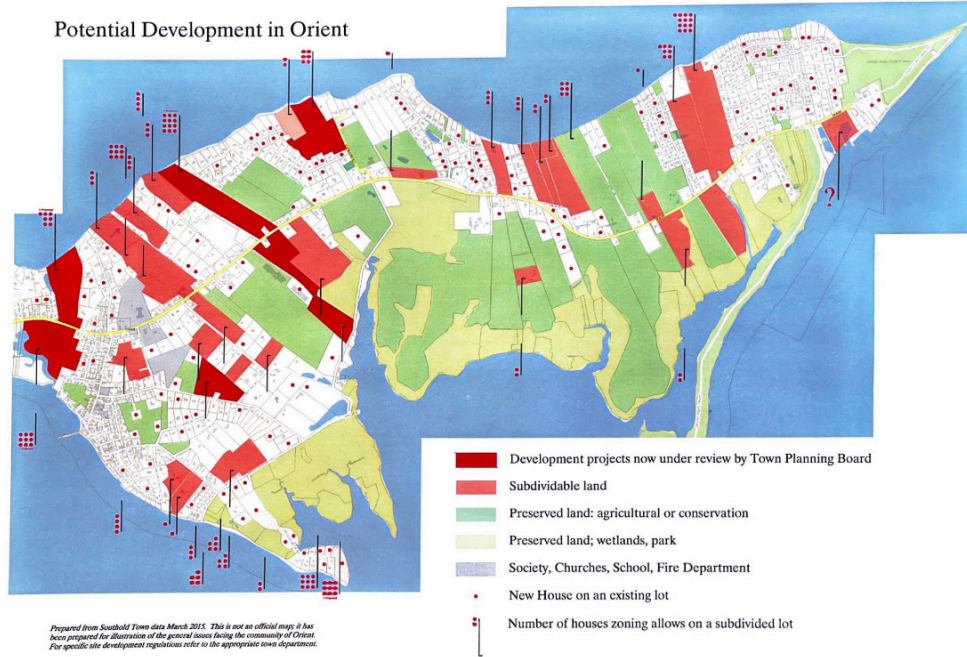


**Orient  
2013**

# Development today: What could be..



# Preservation: From this in 2016 (“What Else do We Want to Save?”)



Everything **RED** can be developed

- That includes 150 lots already subdivided – in Orient by the Sea etc. The red dots
- And another 150 on agricultural land not yet subdivided – or protected. The red blocks
- Total 300 houses. Maybe 750 people.

No one can fill a 20 acre field with 60 houses on 1/3 acre lots. No one can create house farms like ones you see in Riverhead

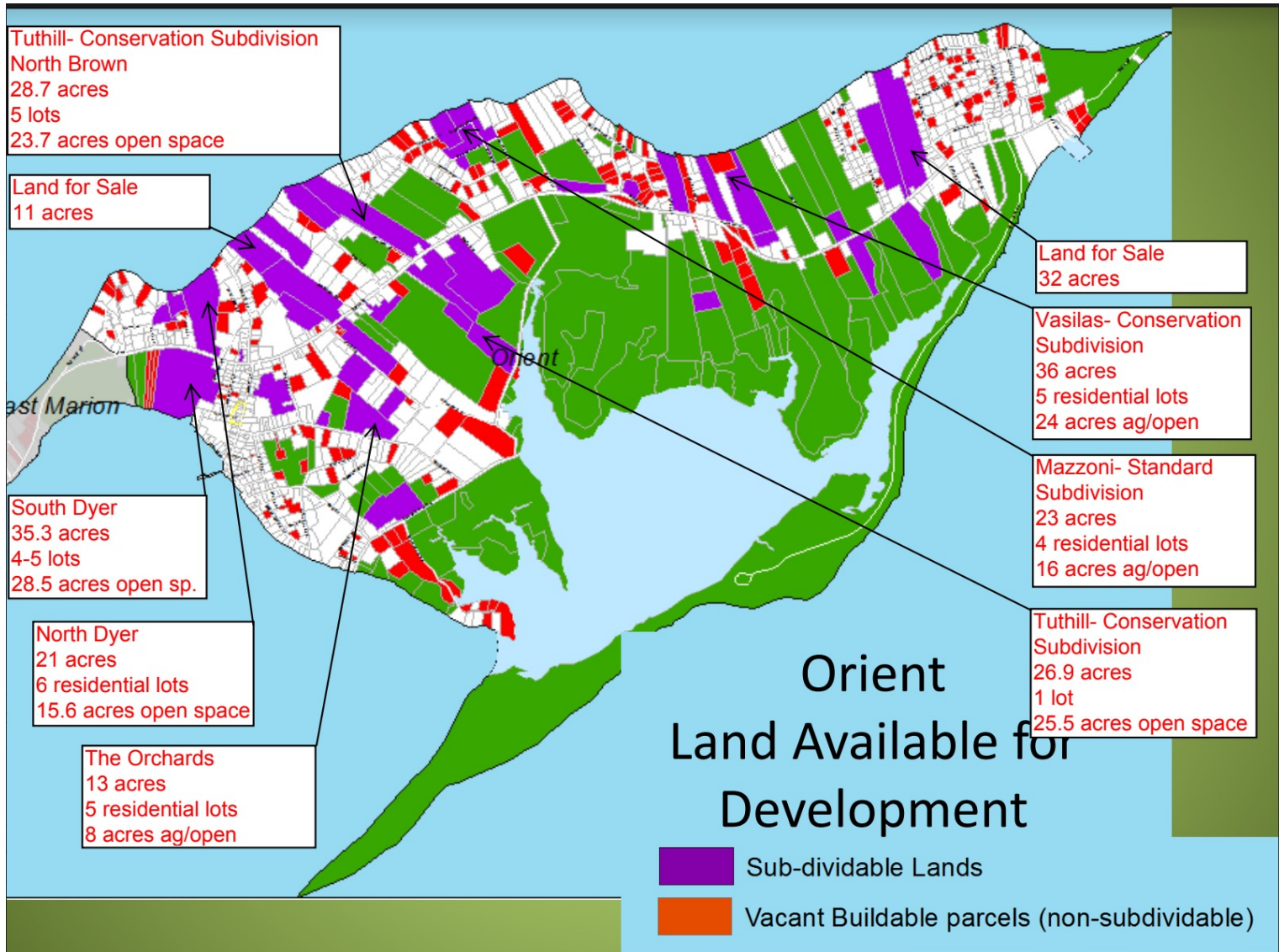
- Southold sub-division rule is that **at least** 60% of any substantial piece must be preserved
- AND that houses must be clustered together – not dotted around

What we might want to save is:

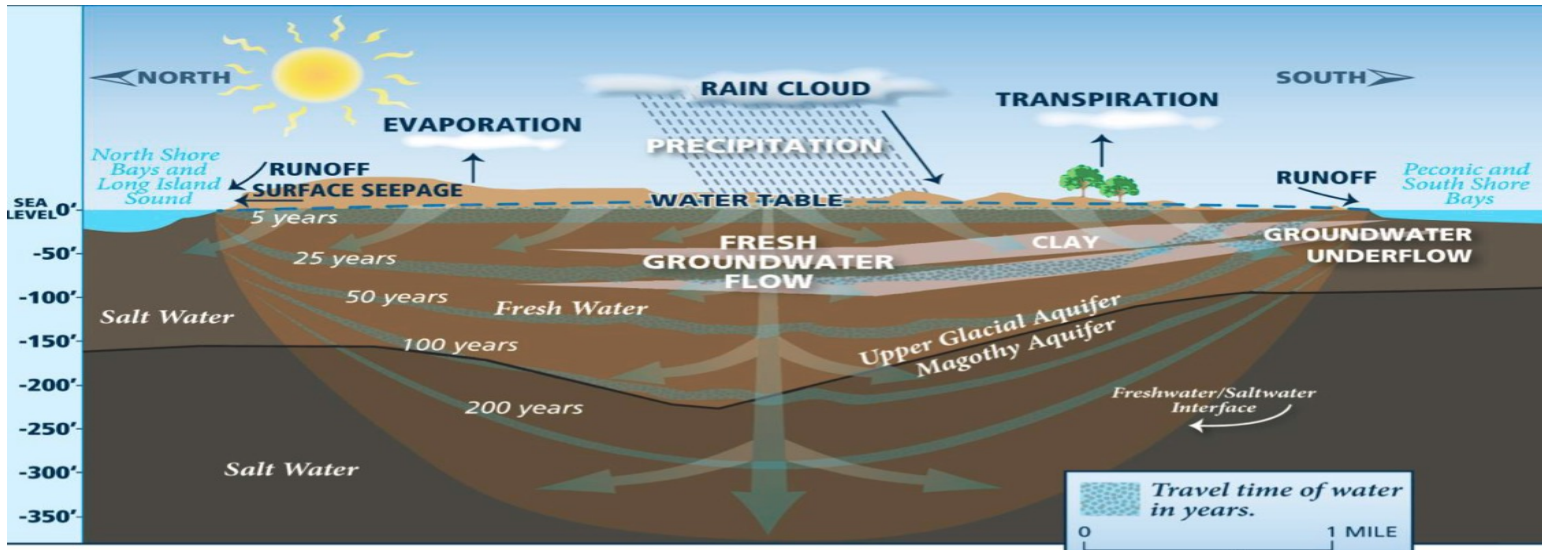
- The long, open views and the corridor along Rt. 25
- A sense of proportion to the houses

# Preservation & Potential Development Today

## Is it Still ~ 300 more homes?



# 2016: Then ..“What else might we want to save? The Bays”



It's all connected:

- Orient has one shallow aquifer (vs. rest of Long Island)
- Farms and households draw from this aquifer for irrigation, drinking and household/yard use
- Rain s l o w l y replenishes this aquifer
- Fertilizers, pesticides and road run-off seep back into ground
- Along with all our household and yard waste water
- Down into the aquifer AND out into our bays
- **Where it causes huge problems**

# 2016 Water Focus: Save the Bays

## The main culprit? Nitrogen in all its forms

- From household urine, yard fertilizers and farms (much less from farms than in times past)
- The more we do to improve how we manage our waste water, the more life in the bays will come back and, gradually, the health of our aquifer
- It's all connected
- Orient has the potential to be way ahead on this thanks for Peconic Green Growth





# The Orient Water Project 2022



We started this project with the goal of assessing, now and in the future:

- 1. Ground water quantity:** is there enough water in our aquifer to serve Orient's needs?
- 2. Ground water quality:** are there any wide-spread impairments to our freshwater supply?
- 3. Surface water health:** what is the state of health of Orient Harbor and Hallocks Bay?

# And now? Drinking Water Quality? Orient Water Study; PFOA Testing in the Village



# Deer and Tick: Orient Deer Management



- *How bad is it?*
  - Six to 10 times more deer than our local ecosystem can sustain. It is damaging to human health and the environment.
  - Deer are responsible for extensive plant damage
  - Over 200 car collisions every year in Southold Town
- *Participate in Reducing the Deer Population:*
  - Southold Town Deer Management Program

# Sustainability of the Fire Department?

## Orient Fire Department

The volunteer firefighters and EMS at the Orient Fire Department (OFD) are continuing the tradition of protecting the lives and property of Orient residents that began in 1895.



# Affordable Housing? In Orient? Where?



## *The Proposed* Peconic Bay Region Community Housing Fund

### Frequently Asked Questions

#### What is the Peconic Bay Region Community Housing Act?

- The Peconic Bay Region Community Housing Act allows each of the five East End towns to create a dedicated Community Housing Fund (CHF) to assist with affordable housing initiatives.

#### How would the Community Housing Fund be financed?

- The primary source of funding would be revenues derived from a 0.5% real estate transfer fee paid by the purchaser – not the seller - similar to the current Community Preservation Fund transfer fee.
- The Fund is not financed from property taxes.
- All revenues received by the Town from the repayment of a Community Housing Fund loan shall be deposited back into the fund.

#### What is Community Housing?

- A variety of housing opportunities for individuals and families of various economic means. According to the act, the term "Community Housing" encompasses income limits associated with affordable housing and also includes higher income brackets that don't typically qualify for assistance.

#### How can the money be used?

- The Community Housing Fund can be used in various ways including:
  - financial assistance to first-time homebuyers as a grant or loan
  - acquisition of existing units for community housing (sale or rental)
  - production of community housing for sale
  - production and maintenance of community housing for rent
  - creation and maintenance of community housing through public/private partnerships
  - provision of housing counseling services
  - rehabilitation of existing buildings and structures for conversion to community housing for sale or rental

#### How would the Community Housing be kept affordable?

- All community housing created by the Fund shall remain affordable for future generations by the placement of legally binding restrictions.

Your Voice. Your Vote. Your Community. Look for Proposition #3 on November 8th 2022.

# What's next?

## **The Big Issues in 2016:**

- Water – especially Waste Water
- House sizes permitted- new and re-modeling
- Traffic. Ferry. The Plum Island Ferry Terminal
- Farming, farmers, young people and where they live
- Seniors and their needs
- Corridors and best views – once gone, gone forever

## **Retaining the essence of Orient and its people**

## **The Big Issues in 2022:**

- Preservation and Development
- Water Quality and Climate Change
- Deer/Tick
- Orient Fire Department
- Plum Island

# Comparison of 2016 Priorities vs. 2022 Survey

	<b>2016 Orient Plan Propositions</b>	<b>Orient Concerns, Top Three</b>	<b>Orient/Southold Town, Top Three</b>
		(% of responses)	(% of responses)
1	Address Stormwater runoff (92%)	Overdevelopment (43%)	Preservation of Farms & Open Space (37%)
2	Insure infrastructure improvements does not result in denser development (86%)	Drinking Water Quality/Quantity (40%)	Preservation of Natural Habitats (36%)
3	Preserve viewsheds (85%)	Proliferation of Deer and Tick-Borne Disease (39%)	Limit House Size (34%)
4	Agricultural Preservation: active farming or public land use (84%)	Cleanliness of the Bays/LI Sound (39%)	Management of Deer Population and Ticks (26%)
5	Traffic: limit commercial development that would increase traffic (82%)	Sea Level Rise/Climate Change (27%)	Plan for effects of Climate Change (22%)
6	Building Size in scale with Neighborhood (80%)	Traffic (20%)	Preservation of Rural Character (19%)
7	Pest Control: Address Deer and invasive species (80%)	Lack of Affordable Housing (16%)	Limit New Subdivisions (16%)
8	Traffic Calming: Ferry traffic (80%)	Noise (i.e. landscape equipment) (14%)	Introduce Traffic Calming Measures (12%)
9	Water: Advanced Septic Systems (79%)	Sustainability of Fire Department (9%)	Facilitate more Affordable Housing (12%)
10		Decline of Intergenerational Community (6%)	Retain Younger People with Living Wage (10%)
11			Enforce the Town Codes (10%)

# Discussion

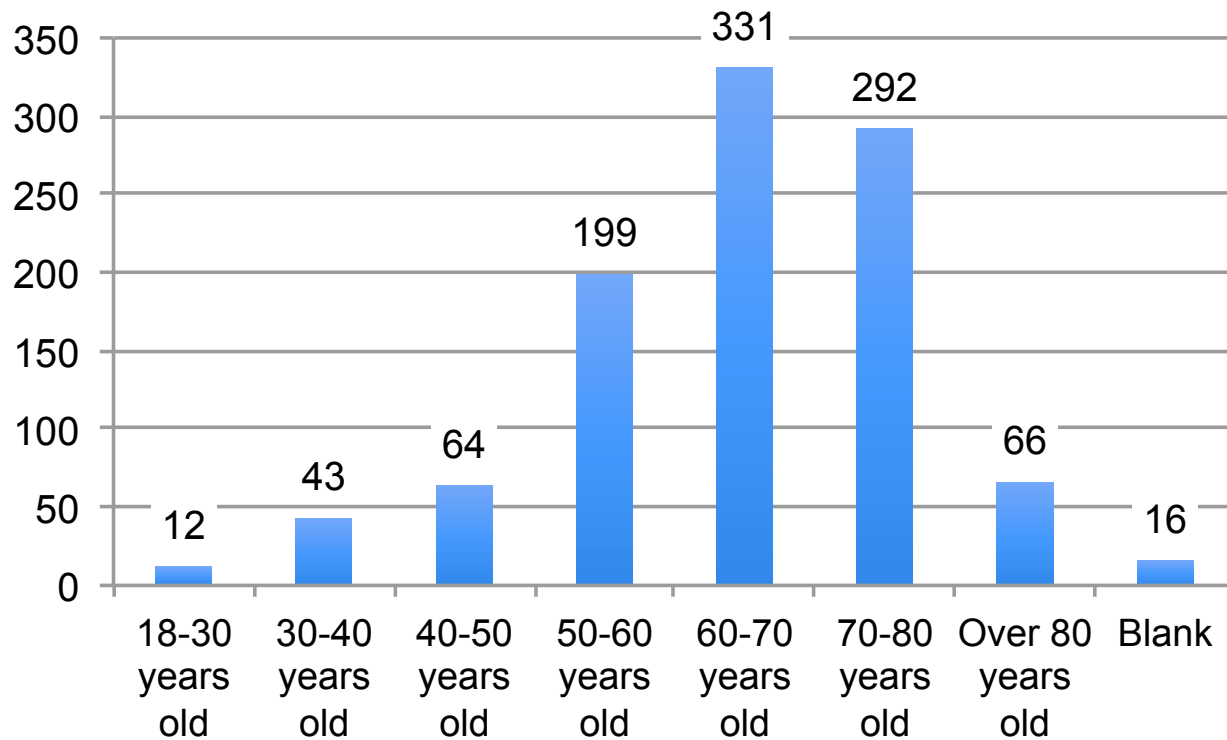
- Discussion of our priorities for the next few years
  - Preservation & Limiting Subdivisions
  - Appropriate Commercial Development
  - Water: Sea Level Rise
  - Fire Department
  - Historic District
  - Affordable Housing
  - Plum Island
- Forums, Past and Future
  - Deer Management- August Forum
  - Sea Level Rise and Climate Change- January 28<sup>th</sup> Forum



# Appendix

# Survey Demographic Data: by Age, Southold Total Skews Older

80% of responses from people 50-80 years old

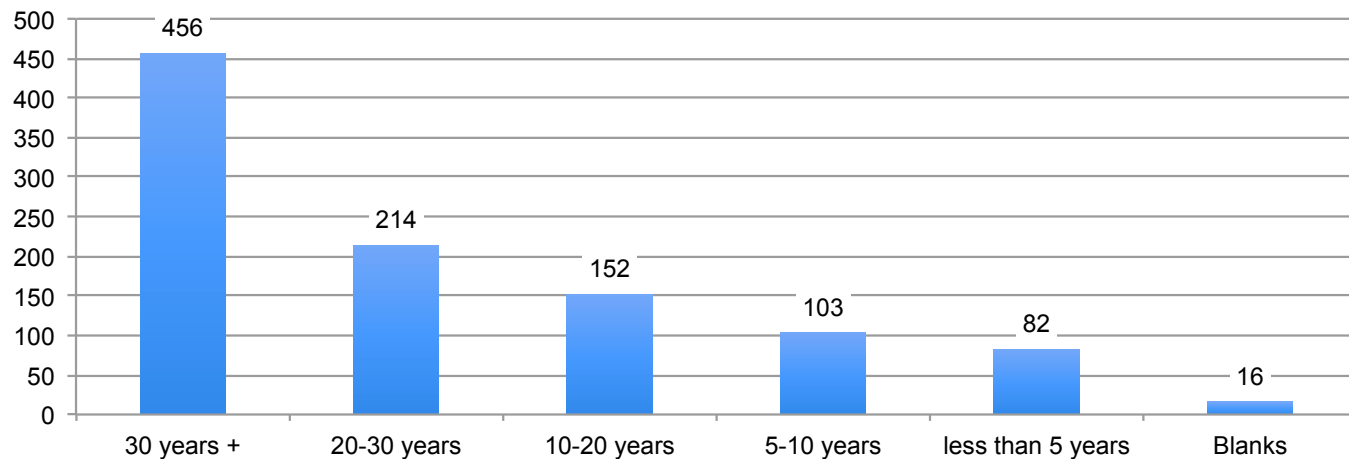


# Survey Demographic Data: Time on the North Fork?

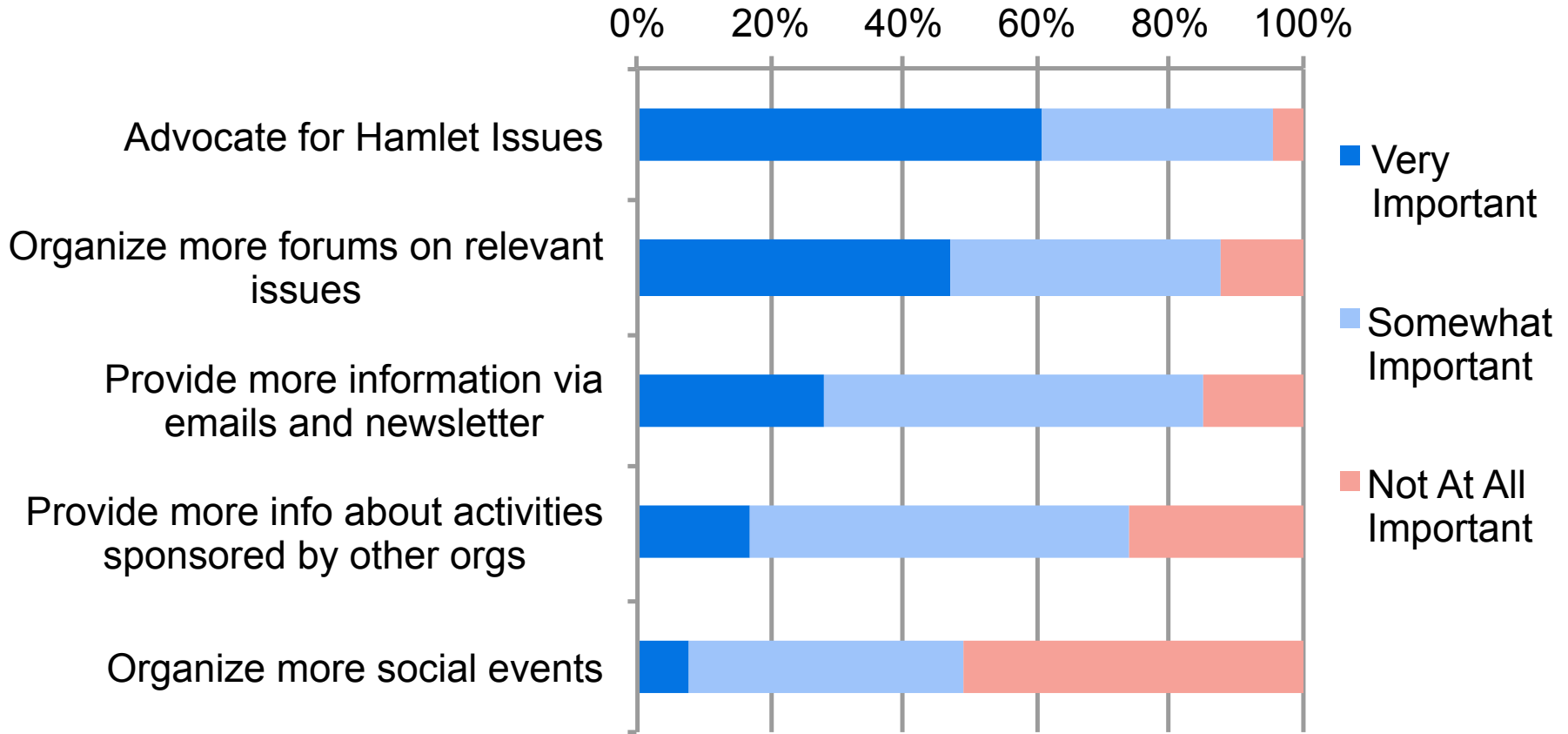
## Most have lived here over 20 years

How long have you lived (including part-time) on the North Fork? Southhold Total

65% have 20 or more years on the North Fork  
44% of responders have 30 or more years on the North Fork



# How can your Civic Association serve you better? Orient



# Affordable Housing?



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