

Subject: RE: Following Up 29525 Main Road, Orient
Date: Thursday, September 25, 2025 at 1:42:12 PM Eastern Daylight Time
From: Pontino, Susan <susan.pontino@town.southold.ny.us>
To: Aquino, Alexander <Alexander.Aquino@elliman.com>
Attachments: image004.jpg, image005.png, @@survey_20250925132502.pdf

Hi Alexander,

I have attached the partial survey which I have marked up with the setbacks. The rear yard 75 is fine because the parcel directly behind this one has the development rights sold so it goes in conjunction with this parcel. You just can't build into it. Also the accessory buildings I have put X's on would either need ZBA or would need to be removed if they are considered accessory to the dwelling. If they are being used for a farm then they can stay, if that is their intention.

As for the 3 acre parcel in the back can't be subdivided without a variance as they need 2 acres for each parcel.

I hope this makes sense. Thank you.

From: Aquino, Alexander <Alexander.Aquino@elliman.com>
Sent: Thursday, September 25, 2025 1:04 PM
To: Pontino, Susan <susan.pontino@town.southold.ny.us>
Subject: Following Up 29525 Main Road, Orient

Hi Susan,

Thank you for your help with answering these questions and also educating me on how situations on somewhat unique properties like this would work as far as building code goes.

The question the potential buyer has is if the largest barn could be converted into a residence. In the attached survey, it is labeled as "to be converted into a single family dwelling" but the survey is from 2011 and is labeled at the time as a "1 story frame barn." The other question is if it were possible, would any of the other structures on the front 2.5 acres have to be demolished.

From the math that I did using the current zoning maps and principal conforming setbacks, (please correct me if I got any of this wrong) that the zoning on this property is R-80 2 acre zoning and the front, main road parcel is 2.5 acres, so it would be a 75' setback for the rear yard requirement if someone wanted to convert the largest barn, circled in green on the attachment, to a residence and it appears that setback doesn't exist.

Quick overview of the attached documents: The two yellow lines in the attached image. If you zoom into the attached survey, it looks like the one side of the building is 28' and 8". I used the yellow line alongside this part of the building and duplicated it in photoshop to see approximately what the setback distance in the backyard would be, which looks to be about the same.

The last question, and this is I'm sure a planning department question but I'm trying to give as much information as possible, is if there would be a possibility of subdividing off the rear 3 acre parcel and if it would require first building a residence on the front 2.5 acre parcel or any information at all on how this process works? I tell everyone that they shouldn't purchase a property with the expectation that they will be able to subdivide off any part of it as nothing is guaranteed and especially with this property being located in Orient.

Thank you again for any information you can provide about this property and the questions above.

All the best,

Alexander Aquino

ALEXANDER AQUINO

LICENSED REAL ESTATE SALESPERSON

DOUGLAS ELLIMAN REAL ESTATE

124 Front Street, Greenport, NY 11944

900 E Atlantic Ave, Delray Beach, FL 33483

DIRECT: 631.902.7351

OFFICE: 631.537.5900

MOBILE: 631.902.7351

FAX: 631.477.0042

Alexander.Aquino@elliman.com

2488 MAIN STREET, P.O. BOX 1251, BRIDGEHAMPTON, NY 11932

2488 Main St, Bridgehampton, NY 11932

[MY LISTINGS](#)

[DISCOVER THE VALUE OF YOUR HOME](#)

[CLICK HERE NYS HOUSING DISCRIMINATION DISCLOSURE NOTICE & FORM](#)

[CLICK HERE NYS TENANTS' RIGHTS TO REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES](#)

At Douglas Elliman, we won't ask you for your social security number, bank account or other highly confidential information over email. ***Wire Fraud is Real*. Before wiring ANY money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have the authority to bind a third party to a real estate contract via written or verbal communication.

This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We will never send or ask for sensitive or non-public information via e-mail, including bank account, social security information or wire information. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect. Please note that any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the Company.

Douglas Elliman may engage a third party vendor to answer telephone, email, text, and internet inquiries. This vendor acts as an agent for Douglas Elliman, and keeps all information confidential.

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.