

Thursday, April 30, 2026 at 1:33:29 PM Eastern Daylight Time

Subject: RE: Following Up 29525 Main Road, Orient
Date: Thursday, September 25, 2025 at 2:31:28 PM Eastern Daylight Time
From: Pontino, Susan <susan.pontino@town.southold.ny.us>
To: Aquino, Alexander <Alexander.Aquino@elliman.com>
Attachments: image001.jpg, image002.png, image003.jpg

Yes that is correct. As long as the barn meets the setbacks I indicated on the survey I emailed back to you (which I believe it does) and will need BOH approval.

From: Aquino, Alexander <Alexander.Aquino@elliman.com>
Sent: Thursday, September 25, 2025 2:29 PM
To: Pontino, Susan <susan.pontino@town.southold.ny.us>
Subject: Re: Following Up 29525 Main Road, Orient

Hi Susan,

Thank you so much for this information, it is very, very helpful.

I know it's Thursday but still feels like a Monday for me and just wanted to confirm that the new owner would be able to build a single family residence or convert the largest main barn into a residence on the front 2.5 acres, 1000-13-2-7.14, along the main road (and would remove the three other structures if the intention wasn't to use them for agricultural purposes) and a single and separate residence on the rear (closer to the LI Sound) 3 acre parcel, 1000-13-2-7.13 (that would be left as a 3 acre residential building parcel and with no request to split up in anyway) once Suffolk County Board of Health approval was granted? Attaching tax map with parcels circled in green.

Thanks again for your help.

All the best,

Alexander Aquino

From: Pontino, Susan <susan.pontino@town.southold.ny.us>
Sent: Thursday, September 25, 2025 1:42 PM
To: Aquino, Alexander <Alexander.Aquino@elliman.com>
Subject: RE: Following Up 29525 Main Road, Orient

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

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